

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, October 27, 2016

5:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. October 13, 2016

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-16-60

610 S. Hawthorne Dr.: Elm Heights

Petitioner: Leslie Hobbs-Ramsey

Replace wood stoop with a concrete pad. Replace existing block walkway with concrete exposed aggregate and create a mirrored walkway.

B. COA-16-65

727 W. Kirkwood Ave.: Greater Prospect Hill

Petitioner: Samuel Welsch Sveen

Installation of new wood sign and

Commission Review

A. COA-16-61

1000 S. Madison St.: McDoel Gardens

Petitioner: Jeri Kemp

Full demolition.

B. COA-16-62

710 E. 9th St.: University Courts

Petitioner: Tariq Khan

Replacement of all original wood windows with vinyl windows.

C. COA-16-63

824 E. University St.: Elm Heights

Petitioner: Elinor Okada

Installation of white, aluminum Larson, double track with half screen storm windows.

D. COA-16-64

516 S. Highland Ave.: Elm Heights

Petitioner: Elinor Okada

Installation of white, aluminum Larson, double track with half screen storm windows on two windows.

E. COA-16-66

1008 S. Rogers St.: McDoel Gardens

Petitioner: Joseph Anderson

New construction of a 4,500 sq. ft. commercial space.

COA-16-67

1217 E. 2nd St.: Elm Heights

Petitioner: Mark Webb

Amendment to new construction plans approved in permit COA-16-22.

- V. **DEMOLITION DELAY**
 - Staff Review
 - Commission Review
- VI. **NEW BUSINESS**
- VII. **OLD BUSINESS**
 - A. Preservation Month 2017
- VIII. **COMMISSIONERS' COMMENTS**
- IX. **PUBLIC COMMENTS**
- X. **ANNOUNCEMENTS**
- XI. **ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

Next meeting date is Thursday, November 10, 2016 at 5:00 p.m. in the McCloskey Room

Posted: October 20, 2016

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, October 13, 2016

5:00 P.M.

MINUTES

I. CALL TO ORDER

Meeting was called to order by Chairman John Saunders at 5:05 p.m.

II. ROLL CALL

Commissioners:

Jeannine Butler
Dave Harstad
Marjorie Hudgins
Marleen Newman
John Saunders
Chris Sturbaum – arrived at 5:07 p.m.

Advisory:

Leslie Abshier
Jeff Golden
Derek Richey

Staff:

Alison Kimmel – HAND
Bethany Emenhiser – HAND
Doris Sims – HAND
Anahit Behjou - Legal

Guest(s):

Brandy Wethington – Perfetto Masonry & Design/Johnston
Doug Sego – Perfetto Masonry & Design /Johnston
Blair Johnston – Self
Kaye Lee Johnston – Self
Keith Williamson – 1405 S. Walnut
Jim Foster – Metzger
Paula McDevitt – COB Parks & Recreation
Jeff Brawley – BMI Properties, Brawley Real Estate
Jody Wintsch – 1000 E. Atwater
Nicholas Carder – Stansy & Horn IGP
Doug Horn – Stansy & Horn IGP

III. APPROVAL OF MINUTES

- A.** August 25, 2016
- B.** September 8, 2016

Jeannine Butler made a motion to approve the minutes from August 25, 2016 and September 8, 2016. **Marjorie Hudgins** seconded. **Motion carried 5/0/1 (Yes/No/Abstain)**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-16-49

1212 E. 1st St.: Elm Heights

Petitioner: Paul Sullivan

Request to replace cedar shingle roof with Owen Corning TruDefinition Duration architectural shingles in their Teak color.

Bethany Emenhiser gave her presentation. See packet for details.

B. COA-16-50

918 E. University St.: Elm Heights

Petitioner: Brandy Wethington/Doug Sego (Perfetto Masonry&Design)

Request to install a new stamped concrete path (3' x 22') from the sidewalk to the house.

Bethany Emenhiser gave her presentation. See packet for details.

C. COA-16-51

1122 E. 1st St.: Elm Heights

Petitioner: Brandy Wethington/Doug Sego (Perfetto Masonry&Design)

Retroactive request to remove wood porch floor and install a concrete pad.

Bethany Emenhiser gave her presentation. See packet for details.

D. COA-16-52

319 E. 16th St.: Garden Hill

Petitioner: Kerry Slough

Request to existing hail damaged aluminum siding with Hardie cement board.

Bethany Emenhiser gave her presentation. See packet for details.

E. COA-16-55

316 S. Davisson St.: Greater Prospect Hill

Petitioner: Karen Baldner

Request to install an 11 foot fence along the alley that will be 5' tall, 7' tall at the pergola, and a 2' section of 5' tall lattice facing S. Davisson. Also, request to install a 16 foot fence along the front sidewalk of S. Davisson and it will be 2.5' tall.

Bethany Emenhiser gave her presentation. See packet for details.

Commission Review

A. COA-16-53

1122 E. 1st St.: Elm Heights

Petitioner: Brandy Wethington/Doug Sego (Perfetto Masonry&Design)

Request to replace all awning windows with double hung Pella architectural wood windows on a historic addition to match the windows on the house. Also, request to move door from front of addition to open to the rear with a treated wood staircase down to the back yard.

Bethany Emenhiser gave her presentation. See packet for details.

Blair Johnston explained the proposal of moving the door to the back side of the house to gain access to the back of the property and changing the layout of the windows. **Blair Johnston** presented three options for the proposal.

Bethany Emenhiser stated that staff is most supportive of option one, which would maintain the mid-century aesthetic of the addition. The neighborhood is supportive of petition.

Chris Sturbaum asked to be reminded of option 1 and option 2 were.

Marjorie Hudgins questioned if the neighborhood had preference for option 1 or option 2, or if they were given the choice.

Bethany Emenhiser explained the neighborhood was given the options, but did not comment on which option the neighborhood preferred.

Marjorie Hudgins stated that she prefers option 1.

Jeannine Butler stated she preferred option 1 as well.

Jeff Goldin commented he thought option 2 was fine, which is the preferred proposal of petitioner.

Dave Harstad stated he thought all options were fine.

Marlene Newman, Derek Richey, Leslie Abshier, all stated they agreed with the options presented.

John Saunders commented he liked what the petitioner was proposing.

Jeannine Butler made a motion to approve **COA-16-53 option 1**. **Marjorie Hudgins** seconded. **Motion carried 6-0-0 (Yes/No/Abstain)**

Dave Harstad made a motion to amend **COA-16-53 all options**. **Jeannine Butler** seconded. **Motion carried 5/0/1 (Yes/No/Abstain)**

B. COA-16-54

629 S. Woodlawn Ave.: Elm Heights

Petitioner: Danielle Thompson

Request to remove a non-original rear porch and repair roof line back to the original house.

Also, request to remove an original 2'x2' two lite window and seamlessly close opening with wood siding.

Bethany Emenhiser gave her presentation. See packet for details.

Chris Sturbaum questioned if homeowner realized there was an option to insert a glass that is not transparent and wall it off so from the inside, so there is no change on the outside appearance.

Marlene Newman asked if bathroom had another vent. If not, the bathroom would not meet code, and this would not be an issue we would have jurisdiction to vote on.

Marjorie Hudgins commented that it should be noted in the HAND file, whether or not it has a vent, because it is a rental.

Doris Sims offered to pull the file to see if anything was noted about a vent in the bathroom.

Anahit Behjon commented she did not think the commission could vote on a proposal that would violate building code.

Doris Sims noted that the file did not mention anything about a vent, except some mold and mildew problems in second floor bathroom.

Leslie Abshier asked about how much of the back of the house was considered the porch the petitioner was requesting to remove.

Chris Sturbaum commented he did not want to lose the window.

Marjorie Hudgins also commented she did not want to lose the window.

Jeannine Butler stated that closing off the window would not help the problem because the mold and mildew would still collect.

Jeff Goldin asked if the window was original and if the house was already being renovated, wouldn't the owners need permits and inspections to meet the current code. **Jeff Goldin** commented he is okay with the removal of the window.

Dave Harstad commented he is okay with the removal of the window.

Marlene Newman stated that if it is an original window it should stay. The owners have multiple options to change it from the inside while keeping the appearance the same on the exterior.

Derek Richey commented he was fine with the removal of the porch. He would like the window to stay.

Lesley Abshier also was okay with the removal of the back porch, but would like to see the window stay.

John Saunders commented that he would like to see the window stay with hopes that the owners do whatever necessary to the inside while keeping the exterior the same.

Jeannine Butler made a motion to approve **COA-16-54** with approval of removing rear porch and denial of request to remove window. **Marlene Newman** seconded. **Motion Carried 6/0/0 (Yes/No/Abstain)**

C. COA-16-56

420 S. Highland Ave.: Elm Heights

Petitioner: Chris Clark (B-Town Real Estate)

Request to raise the porch railing height to meet current code (36") and maintain the same design. The end posts will also be raised to accommodate the new railing heights but will maintain the tapered column.

Bethany Emenhiser gave her presentation. See packet for details.

Marjorie Hudgins asked if a taller railing was needed to rent the house since it did not meet current code.

John Saunders directed to question to **Doris Sims**

Doris Sims answered that if it was not required at the time the structure was built, then it is not required now.

Dave Harstad asked if there was a proposed drawing of what it would look like. He also asked if we knew if the railing was original.

Marlene Newman questioned if we approved this without an option to raise the height of the rail and a person fell off, would the city not be in legal liability.

Derek Richey asked how tall the current railing was.

Lesley Abshier asked if the windows were original or if the window size is original.

Chris Sturbaum commented he strongly recommended keeping the original height to go with the era of the house.

Dave Harstad stated that he thought the safety considerations outweighed the preservation benefits of the house.

Marlene Newman commented that if the owner wanted to raise the railing we should allow the option of adding something light on the top of the existing railing.

Derek Richey stated that since the neighborhood voted it down, we should respect that decision.

John Saunders commented that he would be okay with the addition of a light extension on the existing railing.

Chris Sturbaum stated that if the owners of the house would like to add an existing structure on top of the existing railing, they would need to come back to the commission with a new proposal.

Chris Sturbaum made a motion to deny **COA 16-56** the request to raise the height of the railing. **Marlene Newman** seconded. **Motion Carried 5/1/0 (Yes/No/Abstain)**

D. COA-16-57

837 S. Sheridan Dr.: Elm Heights

Petitioner: Virginia and Michael Metzger

Request for three tree removals. Also request to move and rearrange two windows.

Bethany Emenhiser gave her presentation. See packet for details.

Virginia Metzger added the comments that they were making the house accessible on the main level and making the house more symmetrical on the interior and adding new awnings.

Michael Metzger commented that the brick for the addition will be new brick and the brick on the side of the house where the windows are being moved will be repurposed in order to keep the same exterior look.

Virginia Metzger stated the trees were encroaching on everything, in the utility lines, and pushing up the drive way. The trees are also starting to die as well.

Marjorie Hudgins commented that she is in full support of the plan. People should be able to stay in their homes as long as possible and by removing these trees on the property it will help the homeowners do so.

Jeannine Butler stated she is glad they are keeping the original windows.

Dave Harstad mentioned that he is supportive of the petition due to the fact that the trees are not native to Indiana and it will help the ability to see the house.

Jeannine Butler made the motion to approve **COA-16-57**. **Dave Harstad** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

E. COA-16-58

717 W. Howe St.: Greater Prospect Hill

Petitioner: City of Bloomington Parks and Recreation

Full demolition.

Bethany Emenhiser gave her presentation. See packet for details.

Paula McDevitt gave her presentation. She stated that the City of Bloomington Parks & Recreation Department was approached by the owners in regards to giving the house to the

park. The idea of a memorial being placed in the park in honor of the owners is an option that the city of Bloomington is in favor of.

Jeff Goldin asked if the possibility of donating and moving the house is an option.

Paula McDevitt replied that it had not been discussed as an option but that is something the department could look in to.

Marjorie Hudgins commented that the idea of a plaque or memorial in honor of the family would be a nice gesture, especially since the family has such a history in Bloomington.

Marlene Newman and **Derek Richey** were both in favor of trying to donate and move the house.

Leslie Abshier stated that she knew that the family wanted to donate to the parks, so she is okay with either moving the house or demolishing it.

Dave Harstad commented that he would hope that the Findings of Facts would be in favor of the demolition.

Jeannine Butler made a motion to approve **COA-16-58** with full demolition, with a caveat that if BRI is interested in moving the house they should act expeditiously. **Marjorie Hudgins** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

F. COA-16-59

1000-1002 E. Atwater Ave.: Elm Heights

Petitioner: Jeff Brawley

Retroactive request to construct a wooden fence.

Bethany Emenhiser gave her presentation. See packet for details.

Jeff Brawley gave his presentation. He stated that he would be in favor if the commission would decline the petition, as the fence was built without his permission as the owner and manager of this property. He would like to take legal action, but in order to do so, the first step in this process is to deny the petition to keep the fence.

Marjorie Hudgins commented that it should be rid of as soon as possible.

Jeannine Butler made a motion to deny **COA-16-59** retroactive request to construct wooden fence. **Marlene Newman** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

V. DEMOLITION DELAY

Staff Review

A. 911 W. 6th St. (West Side National Register District)

Contributing, c. 1895, Gabled ell

Property owner: Karen Cherrington

This is listed as a contributing structure in both the 2001 Survey and 2015 update in the West Side survey district and is zoned as Residential Core. It is a slightly altered c. 1895 gabled ell.

The scope of work involves siding the house with 4" vinyl siding that will not negatively impact the future rating of the property.

Bethany Emenhiser gave her presentation. See packet for details.

Commission Review

A. Demo Delay 16-28

1405 S. Walnut St.

Petitioner: Keith Williamson (Orion Property)

Partial demolition.

Bethany Emenhiser gave her presentation. See packet for details.

Keith Williamson stated that he took over the property as manager after the remodels had been completed. He spoke with the homeowner and the homeowner stated that his contractor told him that he did not need a permit for the reconstruction or an occupancy permit from HAND as a rental. This is the reason the process has been out of order.

Marjorie Hudgins made a motion to waive the demolition delay waiting period. **Dave Harstad** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

VI. Proposed Findings of Fact

A. 706 W. Wyle Street – McDoel Gardens

B. 1315 E. 2nd Street: Elm Heights

Dave Harstad made a motion to approve Findings of Fact. **Jeannine Butler** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

VII. NEW BUSINESS

A. Consulting Grant- 122 S. College Ave. (Susan Su)

Bethany Emenhiser gave her presentation. See packet for details.

Dave Harstad made a motion to approve Consulting Grant for 122 S. College Avenue. **Marlene Newman** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

B. Preservation month 2017

Bethany Emenhiser proposed working with the county on the barn tour for preservation month. She asked if anyone would be interested in being on the committee or if the commission would like to submit ideas that would be fine as well.

Doris Sims suggested a Rose Hill Cemetery tour.

Bethany Emenhiser appointed **Duncan Campbell** and **Lee Sandweiss** to the bid selection committee for November 10th HPC meeting.

Jeannine Butler made a motion to approve **Duncan Campbell** and **Lee Sandweiss** as committee members. **Chris Sturbaum** seconded. **Motion Carried 6/0/0 (Yes/No/Abstain)**

Dave Harstad asked if there were any reports on Tech Park.

Doris Sims commented that it was presented to the Redevelopment Commission. **Doris Sims** stated that she would make sure it was passed onto the architect who is overseeing that design.

VIII. OLD BUSINESS

None

IX. COMMISSIONERS' COMMENTS

None

X. PUBLIC COMMENTS

None

XI. ANNOUNCEMENTS

None

XII. ADJOURNMENT

Meeting was adjourned by John Saunders at 6:37p.m.

END OF MINUTES

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Certificates of Appropriateness: Staff Review

A. COA-16-60

610 S. Hawthorne Dr.: Elm Heights Historic District

Petitioner: Leslie Hobbs-Ramsey

Non-contributing, c. 1940, modified ranch

Replace wood stoop with a concrete pad. Replace existing block walkway with concrete exposed aggregate and create a mirrored walkway.

B. COA-16-65

727 W. Kirkwood Ave.: Greater Prospect Hill

Petitioner: Samuel Welsch Sveen

Non-contributing, c. 1925, eclectic commercial

Installation of new wood sign.

SUMMARY
Full demolition.

COA-16-61

1000 S. Madison St.
McDoel Gardens
Petitioner: Jeri Kemp

Non-Contributing

House; Vernacular, c. 1929



This is a c. 1929, altered vernacular house in fair condition. The property is located in the McDoel Gardens historic district. This is a request for full demolition of the property. It is non-contributing in the 2001 survey and not list in the 2015 survey. The property is in poor condition inside and out

due to vacancy for some time. The house has also been severely altered from the date of construction and no original features remain, even the style is difficult to distinguish.

The McDoel Gardens design guidelines state that "If a structure is non-contributing, but is a part of the neighborhood's residential context, a certificate of appropriateness may be given if demolition contributes to the public good of the neighborhood." Staff is supportive of this demolition request as the house was never included as a contributing structure within the neighborhood and is vacant and deteriorating.

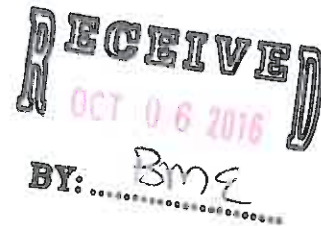
2001 only
NC - Vernacular
C. 1929

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-116-661

Date Filed: Oct. 6th, 2016

Scheduled for Hearing: 10/27/16



Address of Historic Property: 1000 S Madison St, Bloomington IN 47403

Petitioner's Name: Jeri S Kemp

Petitioner's Address: 221 S Maple St, Bloomington IN 47404

Phone Number/e-mail: 812-320-0915/jeriskemp@gmail.com

Owner's Name: Jeri S Kemp

Owner's Address: 221 S Maple St, Bloomington IN 47404

Phone Number/e-mail: 812-320-0915/jeriskemp@gmail.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-37610-00 M M Campbell Lot 19

2. A description of the nature of the proposed modifications or new construction:

This is a demolition request. This house is in very bad condition inside and out and has been vacant for quite a while.

The house has no architectural significance because it has been modified several times over the years.

3. A description of the materials used.

n/a

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

University Courts
105-055-25027 -C
1930-American Foursquare
DETENTIVE
EX OCT 18 2016
BY: [signature]

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-62

Date Filed: 10-18-2016

Scheduled for Hearing: Oct. 27th, 2016

Address of Historic Property: 710 E. 9th Street Bloomington, IN

Petitioner's Name: Tariq Khan

Petitioner's Address: 1201 W. Allen St. #19 Bloomington IN 47403

Phone Number/e-mail: 812 369 1661/ northstar156@hotmail.com

Owner's Name: Alexander Khan

Owner's Address: 1201 W. Allen St. #19, Bloomington, IN 47403

Phone Number/e-mail: 812369 1661

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than the Wednesday before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 710/712 E. 9th Street
2. A description of the nature of the proposed modifications or new construction:
 - 1) replacement of all windows (with the same size) to make the house energy efficient
 - 2) replace all of the internal doors, none of the exterior doors will be replaced
 - 3) heating and cooling systems in one back window of the house for each floor, we plan to use the existing heat distribution hoses in the ceilings and floors. This will be replacing window AC units.
 - 4) refinish or replace all of the flooring in the house.
 - 5) new electrical and plumbing
 - 6) remodel kitchens and bathrooms
3. A description of the materials used.

Replacement windows, will be ~~wood~~, painted to match the existing color.

VINYL
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

710 E. 9th St.



710 E. 9th St.



710 E. 9th St.



2000

REPLACEMENT WINDOWS

FEATURES AND BENEFITS

- Fully welded frame and sash corners assures strength, durability, and years of trouble-free service in the home
- Designer composite cam locks and keepers provide security and performance that exceeds Metal. Certified Child safe lead-free locks.
- 3/4" insulating glass
- Positive interlock at meeting rail for added security and structural integrity
- Heavy duty weatherstripping on frame and sash for protection against air and water infiltration
- Time tested maintenance free constant force coil balances designed for years of smooth, easy sash operation and never needs adjustment
- Patented frame design includes a sloped sill that assures water run-off
- Molded-In sash lift rail for easy operation
- Beveled Exterior frame and unequal lite sashes for a traditional look
- Standard PVC colors include white and tan, with a variety of optional exterior colors available
- Available in a variety of window styles and matching geometric shapes
- Fiberglass mesh screens
- Intercept® Warm Edge Glass Spacer System



Emax High Performance Glass System

A Better Choice...

Warm Edge Technology

Warm Edge Technology is a revolutionary patented system that helps increase the overall thermal efficiency of sealed insulating glass units. At the heart of the system is the Intercept® spacer system featuring a unique, one-piece tin-plated, U-channel design that creates an effective thermal barrier to help reduce conducted heat loss through the window.

Emax® High Performance Glass

For maximum energy efficiency, savings and comfort, ViWinTech offers Emax plus Glass.

What does this mean to you? Energy savings. In the summer, the sun is high in the sky. Visible light from the sun strikes the earth and is converted to long wave heat radiation. Your home can actually absorb this heat radiation, even though the sun is not shining directly through the windows. Emax glass reflects this unwanted heat back outside, helping to reduce the load on your air conditioner, and also reduce your energy costs.

Conversely, in the winter, the sun is low in the sky. Visible sunlight passes easily through the Emax glass and is converted to long wave heat radiation inside your home. As these heat waves move toward the outside, they strike the Emax glass, and are reflected back inside your home, keeping your home warmer, reducing your heating costs.



The Emax coating blocks not only long wave radiation, but also effectively blocks ultraviolet radiation that can damage fabrics and carpets. Emax High Performance Glass does all this, while still letting in plenty of natural unobscured daylight.

ViWinTech has Energy Star® rated windows for your area. Your Local Distributor will be able to get the proper information that you will need for Energy Star® certification.

We reserve the right to change the products and/or specifications at any time without notice. ViWinTech assumes no responsibility for use of outdated printed matter. All trademarks are the property of their respective owners. All Rights Reserved.



Spacer Type	DOUBLE HUNG								PICTURE WINDOW/GEQ				DOUBLE/3 LITE GLIDER							
	Intercept				SuperSpacer <small>Only Available in the Hybrid Series</small>				SuperSpacer				Intercept				SuperSpacer			
Low-E Type	E-Max (Low-e2) w/ Argon		Advanced E-Max (Low-e3) w/ Argon		E-Max (Low-e2) w/ Argon		Advanced E-Max (Low-e3) w/ Argon		E-Max (Low-e2) w/ Argon		Advanced E-Max (Low-e3) w/ Argon		E-Max (Low-e2) w/ Argon		Advanced E-Max (Low-e3) w/ Argon		E-Max (Low-e2) w/ Argon		Advanced E-Max (Low-e3) w/ Argon	
	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids	No Grids	w/Grids
U-Factor	0.30	0.30	0.30	0.30	0.29	0.29	0.28	0.28	0.28	0.28	0.27	0.27	0.30	0.30	0.30	0.30	0.29	0.29	0.29	0.29
SHGC	0.28	0.26	0.21	0.19	0.28	0.26	0.21	0.19	0.30	0.27	0.22	0.20	0.28	0.25	0.21	0.19	0.28	0.25	0.21	0.19
VT	0.54	0.48	0.50	0.44	0.54	0.48	0.50	0.44	0.56	0.50	0.52	0.46	0.52	0.46	0.48	0.43	0.52	0.46	0.48	0.43
CR	55	55	55	56	59	59	60	60	61	61	62	62	55	55	55	55	58	58	59	59

Note: Contact manufacturer for specific test information. SHGC=Solar Heat Gain Co-efficient, VT=Visual Transmittance, CR=Condensation Resistance.

ColorTech™
Collection by ViWinTech

HealthGuard™
window & door components

Doing Our Part™

Colors

SOLID PVC COLOR

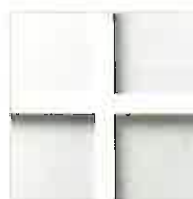
Tan

White

A variety of optional exterior colors available

Grille Options

* Aluminum grille between Vintage Grilles may not be available in certain models.



Flat 5/8"



Contour 3/4"



Vintage Grille (SDL)
7/8"

Distributed by:



www.viwintech.com

SUMMARY

Replacement of all original wood windows with vinyl windows.

COA-16-62

710 E. 9th St.

University Courts

Petitioner: Tariq Khan

Contributing

105-055-25027

Duplex; American foursquare, c. 1930



This is a c. 1930, slightly altered American foursquare house in good condition. The property is located in the University Courts historic district. This is a request for replacement of all the windows with ViWinTech 2000 series double hung vinyl windows. This house retains original wood windows with a variety of configurations from three over one to six over one, four over one and one over one.



The University Courts design guidelines state that “if original windows, doors, and hardware can be restored and reused, they should not be replaced.” The windows appear to be in good condition. The petitioner is proposing this request for energy efficiency. I would suggest submitting a new petition for storm windows to retain the original windows while providing the energy efficiency the petitioner is looking for. Staff is recommending denial of this petition.

SUMMARY

Installation of white, aluminum Larson, double track with half screen storm windows.

COA-16-63

824 E. University St.

Elm Heights

Petitioner: Elinor Okada

Contributing

105-055-51157

House; American foursquare, c. 1930



This is a c. 1930, unaltered American foursquare house in good condition. The property is located in the Elm Heights historic district. This is a request for installation of white, aluminum Larson, double track with half screen blind stop storm windows. This house retains original wood windows with a nine over 1 decorative windows.

The Elm Heights design guidelines state "Wood-

frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible."

Staff is recommending approval for this proposal as the petitioner is retaining the original unique windows and using a blind stop storm window.



105-055-51157
c. 1930, Foursquare

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
OCT 19 2016
BY: BME

Case Number: COA-16-63

Date Filed: 10/19/16

Scheduled for Hearing: 10/27/16

Address of Historic Property: 824 E. University St.

Petitioner's Name: Elinor Okada

Petitioner's Address: 516 S. Highland Ave.

Phone Number/e-mail: 812-855-7711 work or 812-679-7400 eokada@indiana.edu

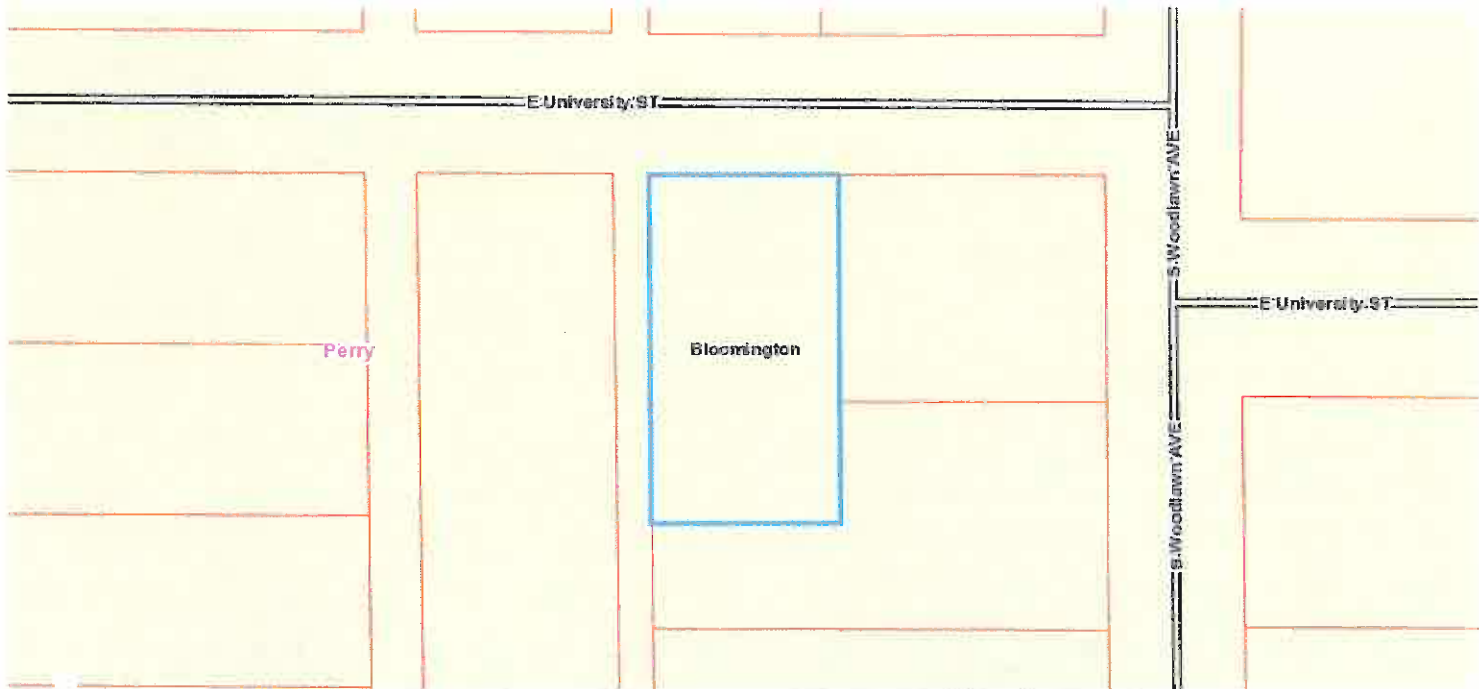
Owner's Name: Elinor Okada

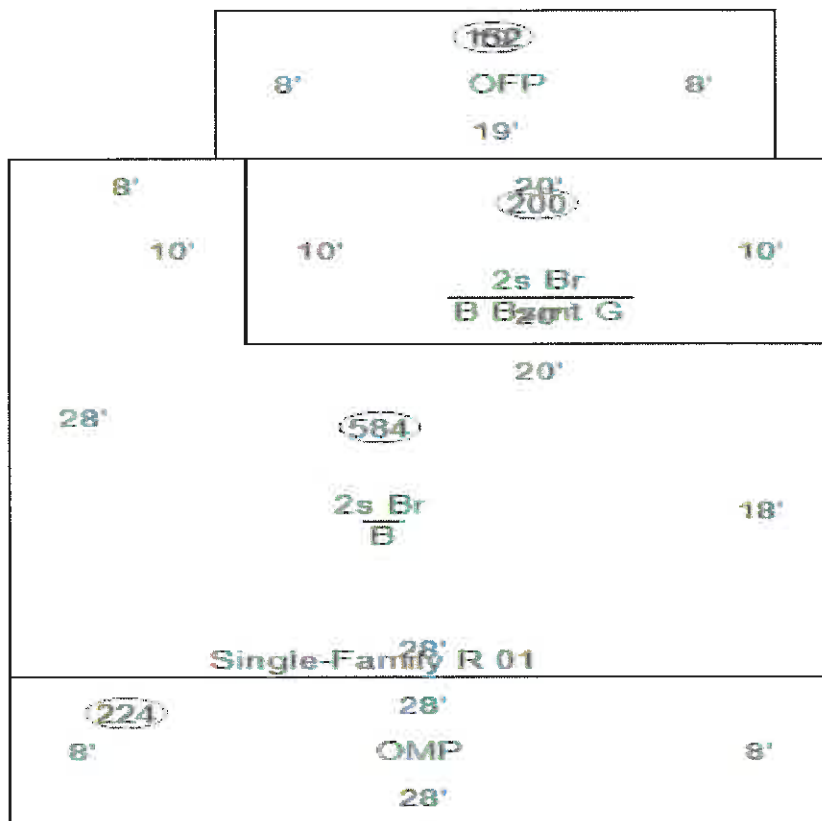
Owner's Address: 516 S. Highland Ave.

Phone Number/e-mail: eokada@indiana.edu 812-855-7711 work
812-679-7400

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.





Parcel Information

Owner Name Okada, Elinor T

Owner Address 516 S Highland Ave Bloomington, IN 47401

Parcel Number 53-08-04-110-024.000-009

Alt Parcel Number 015-48410-00

Property Address 824 E University ST, Bloomington, IN 47401-4932

Property Class Code 419

Property Class Other Commercial Housing

Neighborhood 154 Trending 2006 - F, 53009147-009

Legal Description 015-48410-00 Merkers Pt Lot 4 & Pt Lot 5

Taxing District

Township PERRY TOWNSHIP

Corporation MONROE COUNTY COMMUNITY

Land Description

Land Type	Acreage	Dimensions
F		50x95

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
-----------	------------	------------	-------------

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

Exterior Features

Exterior Feature	Size/Area
Porch, Open Frame	152
Porch, Open Masonry	224

Special Features

Description	Size/Area
-------------	-----------

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Single-Family R 01	C+2	A	1920		1568

Single-Family R 01

Accommodations

BedRooms	4
Finished Rooms	9

Plumbing

Full Baths	1
Full Baths Fixtures	
Half Baths	1
Half Baths Fixtures	3
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	1
Attached Garages	

Floors

Floor	Construction	Base	Finished
1	Brick	784	784
2	Brick	784	784
B		784	



F O U R S Q U A R E

RESTORATION REMODELING DESIGN

Ph: 327-7357

mrmurp@gmail.com

Project: 824 E. University Street
Elinor Okada

Date: 10-13-16

Re: Estimate for measuring and installing storm windows

*Description of labor & materials included in rough estimate:

- (22) double-hung windows
- (2) casement windows
- all window openings will be carefully measured for proper storm window sizing
- white, aluminum, Larson, double-track storm windows with half screens for lower half of each storm will be installed on exterior side of all double-hung windows
- fixed storms will be installed on the exterior side of the two casement windows flanking the fireplace

SUMMARY

Installation of white, aluminum Larson, double track with half screen storm windows.

COA-16-64

516 S. Highland Ave.

Elm Heights

Petitioner: Elinor Okada

Contributing

105-055-51096

House; Free Classic, c. 1910



This is a c. 1930, unaltered American foursquare house in good condition. The property is located in the Elm Heights historic district. This is a request for installation of two white, aluminum Larson, double track with half screen blind stop storm windows.

The Elm Heights design guidelines state "Wood-frame storm windows and doors are the most

historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible."

Staff is recommending approval for this proposal as the petitioner is using a blind stop storm windows.



105-055-510916
C. 1910, Free Classic

RECEIVED
OCT 19 2016

BY: BME

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-64

Date Filed: 10/19/16

Scheduled for Hearing: 10/27/16

Address of Historic Property: 516 S Highland Ave.

Petitioner's Name: Elinor Okada

Petitioner's Address: 516 S Highland Ave

Phone Number/e-mail: 812-855-7711 work or 812-679-7400 eokada@indiana.edu

Owner's Name: Elinor Okada

Owner's Address: 516 S Highland Ave

Phone Number/e-mail: eokada@indiana.edu 812-855-7711 work
812-679-7400

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.





will have these windows checked to determine if storm windows needed.



this north facing window needs storm window



These windows will be checked to determine if storms needed.





SUMMARY

New construction of a 4,500 sq. ft. commercial space.

COA-16-66

516 S. Highland Ave.

Elm Heights

Petitioner: Elinor Okada

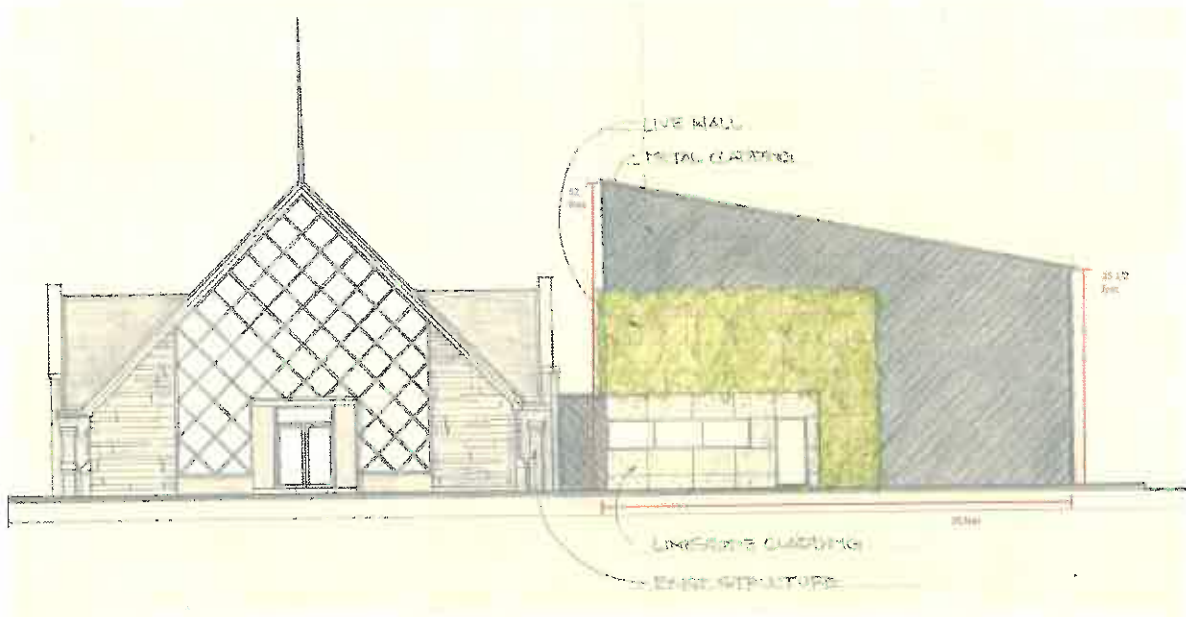
Contributing

105-055-51096

Church; Modern, c. 1925, 1965



This is a c. 1925 and 1965 slightly altered Modern church in good condition. The property is located in the McDoel Gardens historic district. This is a request for new construction of a 4,500 square foot commercial space. The new use for the church and new construction is as a rock climbing gym and that has dictated some of the new construction.



The McDoel Gardens design guidelines state that addition should be placed where visibility from the street is minimized. This property is unique as it is a commercial space within a primarily residential neighborhood. This structure has also had additions and changes over time. This addition/new construction ties into the limestone, is set back

from the primary structure and is slightly shorter than the primary structure. It is a nice continuation of contemporary architecture on this unique site. It will only be visible from the north side of the lot and does not obscure the historic structure. The primary materials are an Indiana limestone veneer in a split-faced pattern, a living wall and a dark bronze or black metal paneling.

The neighborhood is supportive of this project as the church has not been fully utilized for some time.

Staff is recommending release of the permit.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-66

Date Filed: 10/19/16

Scheduled for Hearing: Oct. 27, 2016

RECEIVED
OCT 19 2016
BY: BME

Address of Historic Property: 1008 S Rogers St, Bloomington, IN

Petitioner's Name: Joseph Anderson

Petitioner's Address: 5100 S Rogers St, Bloomington, IN

Phone Number/e-mail: joe@hoosierheights.com

Owner's Name: Trustees of McDoel Baptist Church

Owner's Address: 1008 S Rogers St, Bloomington, IN

Phone Number/e-mail: 812-360-3863

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than the Wednesday before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Petitioner's Statement

I am petitioning to be allowed to perform a historic adaptive reuse of the McDoel Baptist Church located at 1008 S Rogers Street. This site would be reused as an indoor rock climbing and fitness facility operated by Hoosier Heights Indoor Climbing Facility in Bloomington. This petition asks for no use or development standards variance, only conditional use approval. The reuse would preserve the historic church exterior in its current condition and require an addition of a new construction building to the West which would house the roped climbing portion of the facility. My goal is to incorporate contemporary, financially feasible building design with callbacks to the elements and materials that make the McDoel Church and McDoel Gardens neighborhood historically significant. This means combining locally-relevant concepts such as limestone cladding and a living green-wall system with angled, colored insulated metal panel and a sweeping single pitch roof. I feel this captures the different eras of architecture on the site from the original 20's classical church to the very 60s addition to a 21st century, contemporary building. My goal is to construct a functional new addition that will serve as a beautiful backdrop to the 60s church from the Rogers St viewpoint.

I feel that this petition fits squarely within Bloomington's Growth Policies Plan because it maintains the historic beauty and character of the McDoel Baptist Church while bringing a thriving local business, Hoosier Heights, closer to the city center where it is more accessible to the local community via bicycle and public transportation options. For nearly 20 years, Hoosier Heights has helped build a thriving local climbing community on the outskirts of Bloomington that is not currently at home in a core mixed-use neighborhood. Granting this petition would allow us to move our operations closer to the city center so that our employees and customers can live much closer to one of their core social and fitness activities while adding value to the thriving, important McDoel Gardens neighborhood. This adaptive reuse project would also ensure that there is a future for McDoel Baptist Church as a community hub of the McDoel Gardens neighborhood. To further this end, I have pledged to allow the McDoel Gardens Neighborhood Association the ability to use some of our renovated social space for community meetings free of charge.

In order to reuse this site, I must construct an addition building that will be approximately 90' long (north-south) by 50' wide (east-west). Therefore, it will have a 4,500 square foot footprint. The floor of the building will be at the same grade as the basement of the existing church. The roof design is a single, 2/12 pitch the begins at the height of the existing church roof peak and drops more than 9' in elevation as you move west. This provides us

interior clear heights from around 45' to 36' 8" inside the new addition while limiting the impact of shadowing on the backyard of our neighbor to the west. It will be connected to the basement of the 60s chapel via an exterior hallway connected at the existing basement double doors. This connection should require little to no alteration of the church facade. The building will be constructed 10' from the existing church and 7' from the north-south alley to the west. The 7' setback will allow us to create a landscape buffer between us and our residential neighbors to the west. The building will be constructed where there is currently a parking lot and will not increase or decrease the permeable surface of the parcel. With landscaping, the total permeable surface of the parcel will likely increase as it is currently nearly completely covered with asphalt parking. All landscaping choices will meet Bloomington's landscaping standards. Other than excavation of the building footprint to match the depth of the existing church basement, the construction of the new building should require no changes to the existing property grade.

I anticipate maintaining at least 24 surface parking spots which would adequately serve our average weekday peak usage of between 15 and 25 cars. Furthermore, we will provide at least two dedicated bicycle parking zones (one covered) in anticipation of greatly increased bicycle commuting. Our proximity to the Rogers and Dixie bus stop will also reduce our customer's reliance on car transportation. Our peak car traffic occurs between 5:30-7pm on weekdays and 12:30 - 2pm on weekends. I feel this short period of potential overflow parking on side streets would have a temporary, low impact on neighborhood street traffic and would not occur at disruptive or quiet hours. Entrance to our parking will be from Rogers' street and not from residential streets. Our facility closes by 10pm with usage reducing sharply by 9pm. No excessive lighting, noise, or customer traffic is expected or existing at our current facility particularly after closing. I will not create outdoor "hangout" space that would encourage customers or employees to hang around the exterior of our facility to create noise or nuisance. I will reuse the signage location of existing church signage and will not add any signage to the facade of the existing church or the new construction building.

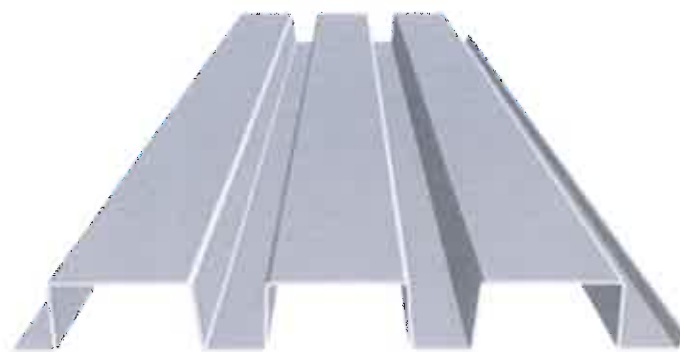
Ultimately, I recognize that I am petitioning for Hoosier Heights to join a predominantly residential neighborhood. I am totally committed to enhancing the community feel and function of the McDoel Gardens neighborhood while enhancing it's attractiveness as a place to live and work. I feel strongly that climbing facilities such as Hoosier Heights can serve as positive, attractive, and community-centered neighborhood amenities.

1008 S. Rogers St.: McDoel

Limestone veneer, split face



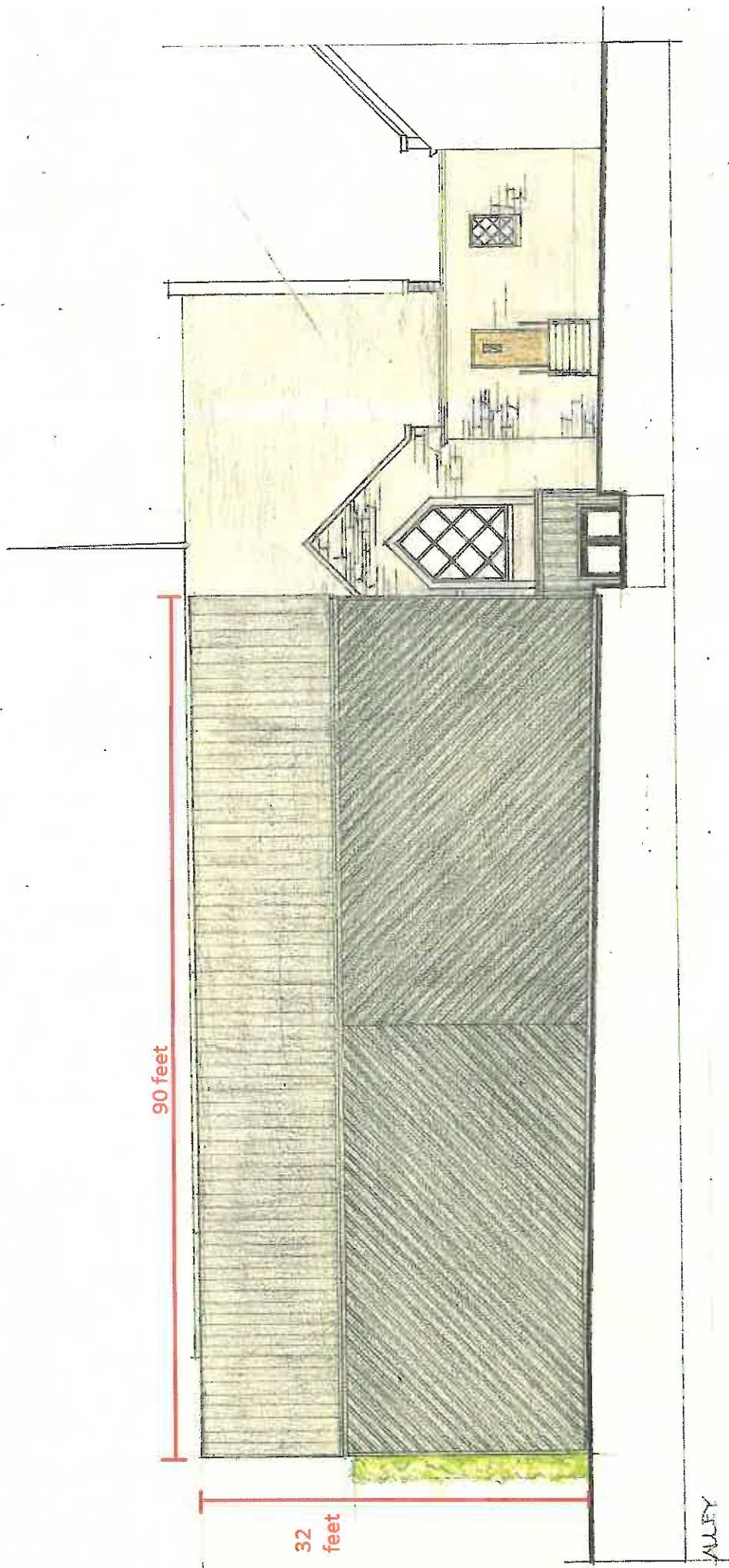
Metal Panel, black or dark bronze



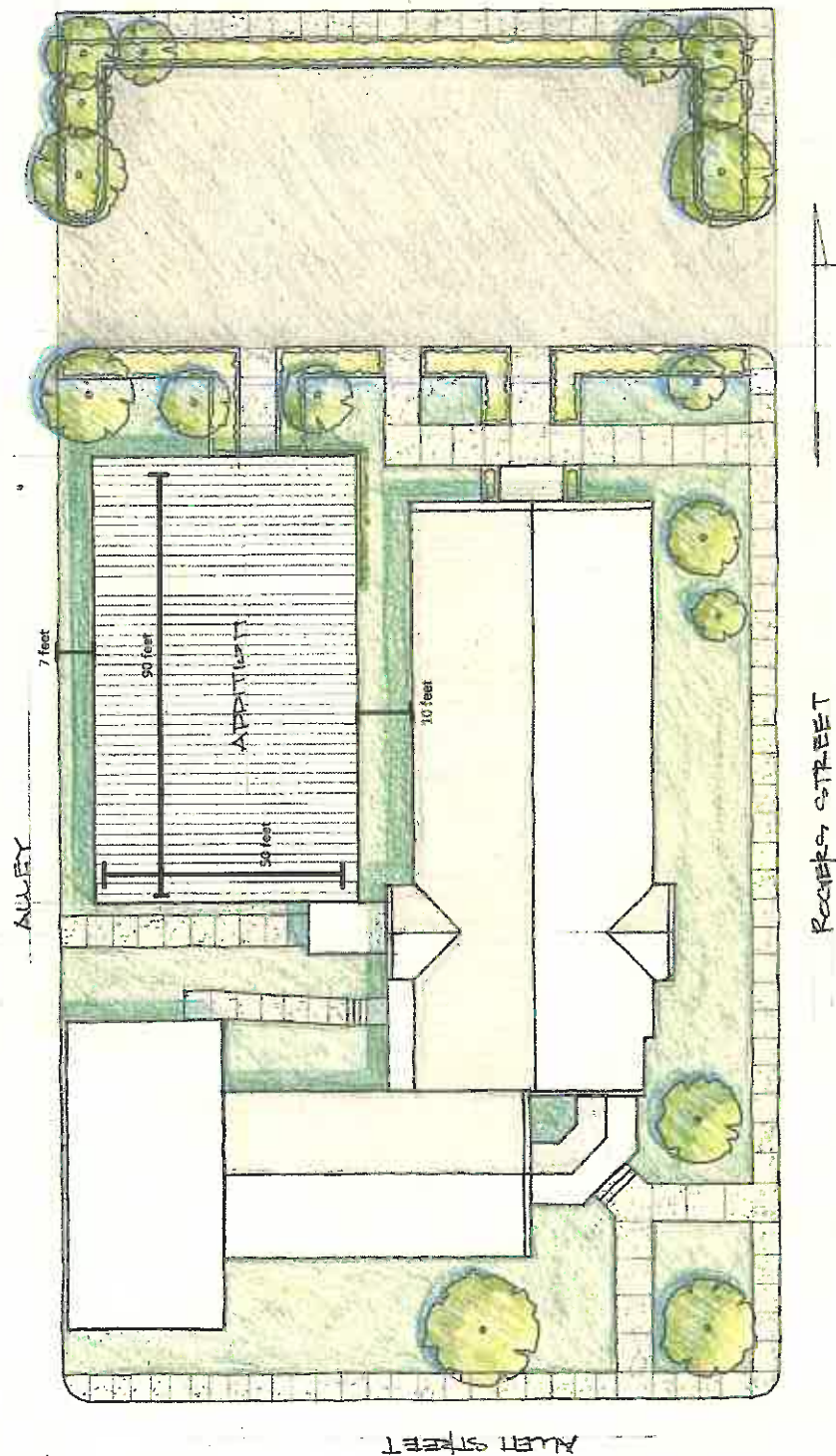
Living/green wall

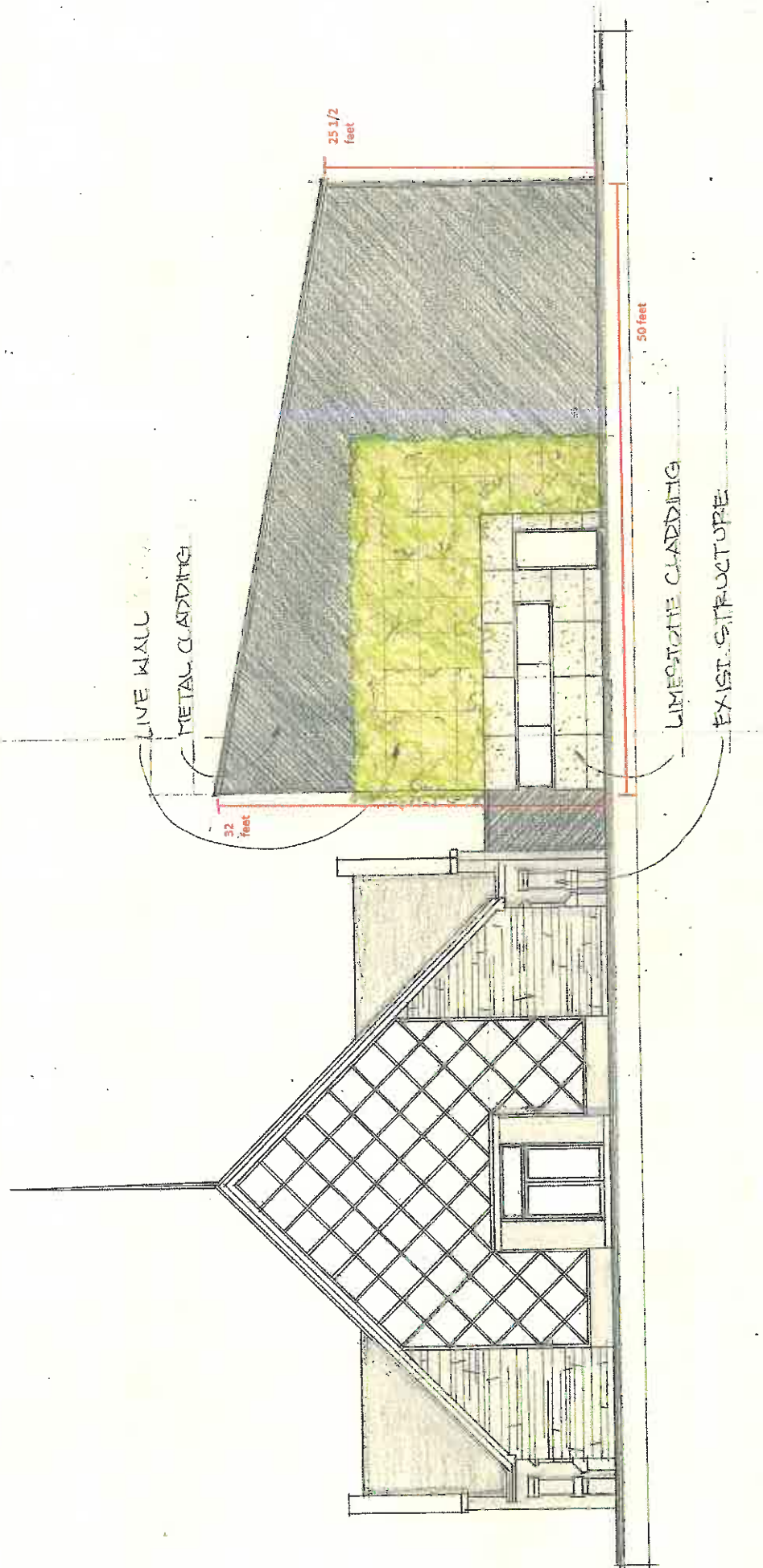


1000 S. Rogers

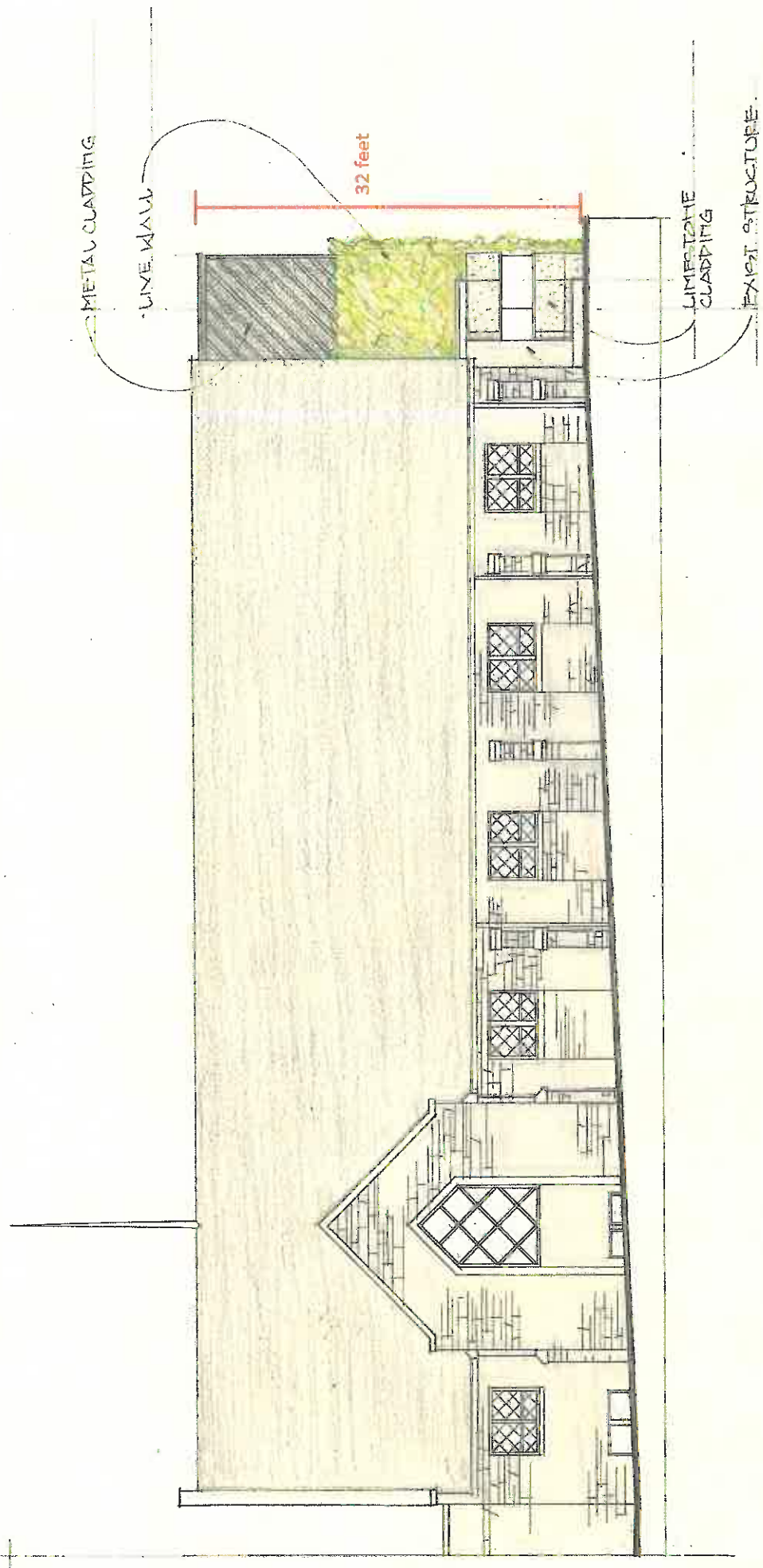


1008 S. Rogers





1008 S. Rogers



1008 S Rogers





1008 S Rogers



1008 S Rogers



1008 S Rogers



SUMMARY

Amendment to new construction plans approved in permit COA-16-22.

COA-16-67

1217 E. 2nd St.
Elm Heights
Petitioner: Mark Webb

Vacant Lot

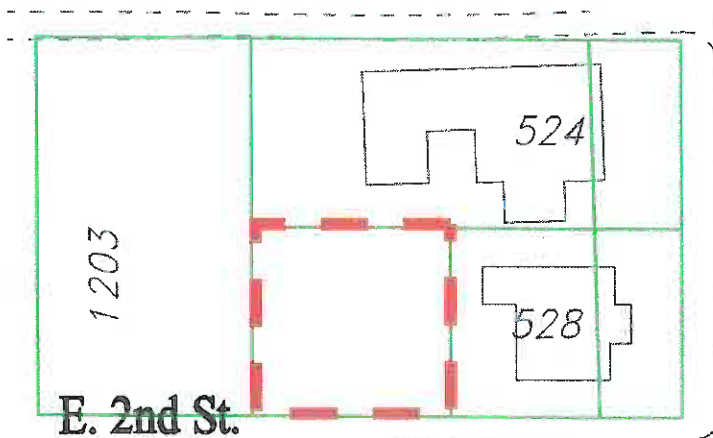


This is a vacant lot located within Elm Heights. This is a proposal to construct a new construction 1½ story English Cottage style home. The materials will be limestone, stucco, and hardy plank trim with a metal shingle or asphalt roof. There will also be a detached garage. The windows will be Anderson Architectural series windows.

The changes are minimal and will utilize the same materials already previously approved under the

COA-16-22 permit. The changes are circled in the application materials and include lowering the dormer and adding a dormer to the garage, changing a window to door on the kitchen, and an added window to the rear of garage.

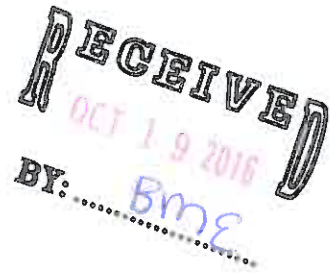
Staff is recommending approval of the changes as it balances the design out better and still fits within the design guidelines.





**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA-16-67
Date Filed: Oct. 19th, 2016
Scheduled for Hearing: 10/27/16



Address of Historic Property: 1217 East 2nd Street, Bloomington, Indiana 47401

Petitioner's Name: David H. Jacobs, Jr., by Mark C. Webb, Attorney at Law

Petitioner's Address: c/o 141 East Washington Street, Suite 300, Indianapolis, Indiana 46204

Phone Number/e-mail: (317) 632-4463 (Office); (317) 439-9132 (Cell); mwebb@vzplaw.com

Owner's Name: David H. Jacobs, Jr.

Owner's Address: 201 Entrada Drive, Santa Monica, California 90402

Phone Number/e-mail: c/o (317) 439-9132

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. *A legal description of the lot:* 015-09660-00 Whitaker Lot 20

2. *A description of the nature of the proposed modifications or new construction:*

This COA consists of a request to amend or modify the design previously approved by the Bloomington Historic Preservation Commission on or about April 14, 2016, under COA-16-22. Petitioner maintains the desire to construct a 1½ storey English cottage-style home with 2 bedrooms and 1½ bathrooms on the lot located at 1217 East 2nd Street, Bloomington. The house will be constructed of limestone and stucco with a metal shingle or asphalt roof. The orientation (main front door) of the house faces south. The driveway for the structure is located on the west end. There is a detached 1-car garage immediately west of the structure. This requested amendment does not change the footprint of the proposed structure. **[THIS AMENDMENT DOES THE FOLLOWING]:** With respect to the Front Elevation (South face), petitioner proposes to add a shed dormer on the west side of the upper storey. Petitioner also proposes shifting the bump-out of the upper storey on the east side toward the back of the house approximately two (2) feet. With respect to the Left Elevation (West face), petitioner proposes to eliminate the diagonal roof pitch on the West side in favor of a single contiguous roofline. On the East end of the structure, petitioner proposes to replace the diagonal full-length window facing the front lot with a French door which will match the French door on the east end facing the rear lot. Both French doors will have muntins that will match the existing windows on the East end of the conservatory-style kitchen. With respect to the detached garage, petitioner proposes to modify the design by incorporating a window in the rear (North) face of the structure. An architectural rendering of the structure and the detached garage, including the proposed modifications from each side, is attached to this petition as Exhibit A and incorporated by reference.

3. *A description of the materials used.*

The description of materials to be used remains the same. Petitioner intends to utilize a limestone and stucco exterior with hardy plank trim with metal or asphalt roofing shingles for the structure. The list of materials submitted, including the additional window in the rear of the garage as well as the additional French door is from the same manufacturer and of the same type as that approved in COA-16-22 and is reincorporated by reference as if set forth at length herein.

4. *Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.* See attached Exhibit A(1) and incorporated by reference.

5. *Include a scaled drawing, survey or geographic information system map showing the*

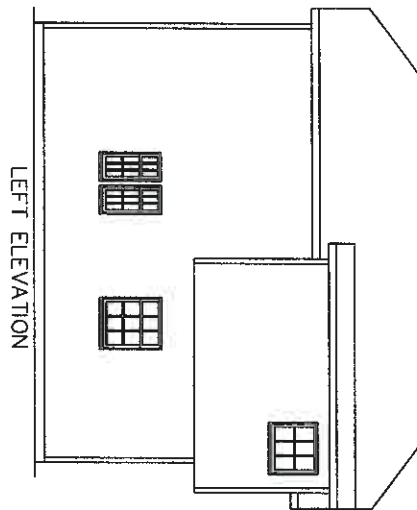
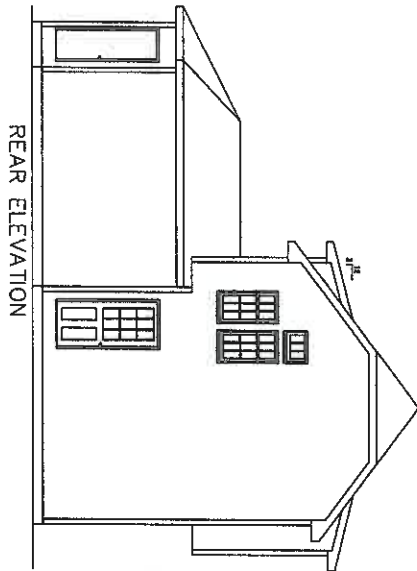
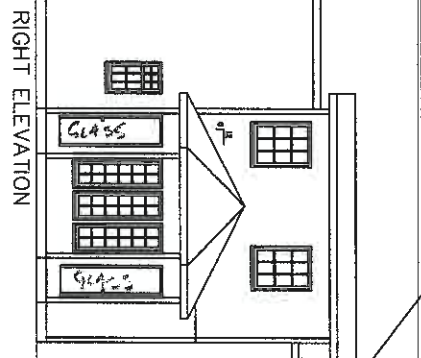
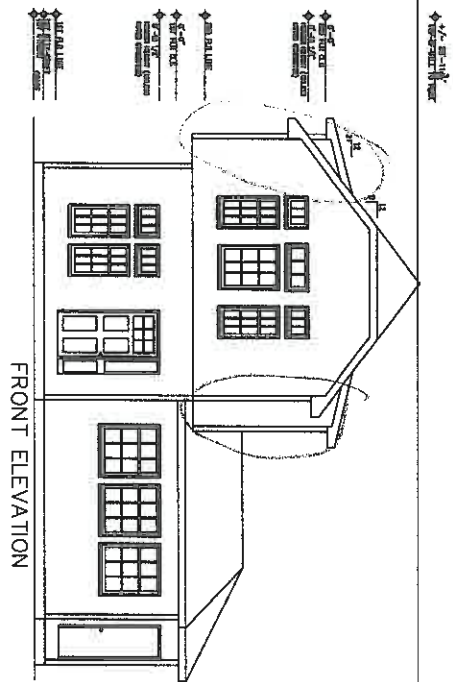
footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Petitioner incorporates the response initially provided to this item in COA-16-22 as if set forth at length herein. *Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.* Petitioner incorporates the response initially provided to this item in COA-16-22 as if set forth at length herein.

6. *Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.* Petitioner incorporates the response initially provided to this item in COA-16-22 as if set forth at length herein. Petitioner further reincorporates Exhibit A(1) submitted above in support of this request.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

SUBMITTED BY:

Mark C. Webb, Attorney at Law
VOYLES ZAHN & PAUL
141 East Washington Street, Suite 300
Indianapolis, Indiana 46204
Telephone: (317) 632-4463
Telefax: (317) 631-1199
Email: mwebb@vzplaw.com



- NOTES:
1. NOTES STATING "IN FIELD" OR "BY OTHERS" ARE OBLIGATIONS PERTAINING TO THE DEALER, BUILDER, CUSTOMER, OR OWNER.
 2. BASEMENT WINDOWS BY OWNER.
 3. ALL EXTERIOR LIGHTS ARE FACTORY SUPPLIED AND FIELD INSTALLED.
 4. HINGE ROOF SYSTEMS REQUIRE FIELD COMPLETION AND INSTALLED ON SITE BY OTHERS.
 5. HINGE ROOF SYSTEMS AND STOPS ARE SUPPLIED ON SITE BY OTHERS.
 6. CABLES FOR DOWNSPOUTS AND GUTTERS ARE SUPPLIED ON SITE BY OTHERS.
 7. SPOON FOR THE CABLE ENDS AND SECOND FLOOR OF 2-STORY IS SHIPPED LOOSE FOR FIELD INSTALLATION.

8. HANDRAILS, STOPS, DOWNSPOUTS AND GUTTERS ARE FURNISHED AND INSTALLED BY OTHERS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. TERMINATION HEIGHT OF METAL CHIMNEYS WILL BE A MINIMUM OF 3'-0" ABOVE THE HIGHEST POINT WHERE THEY PASS THRU THE ROOF AND A MINIMUM OF 2'-0" HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10'-0" (CHIMNEY WILL BE INSTALLED BY OTHERS ON SITE).
10. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE ALL WORK DONE ON-SITE BY THE BUILDER, AND/OR HIS/HER AGENTS, IS TO BE DONE IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.
11. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE ALL WORK DONE ON-SITE BY THE BUILDER, AND/OR HIS/HER AGENTS, IS TO BE DONE IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.

65

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1000 North Main Street
Bloomington, IN 47401
P 317.325.2000
F 317.325.2001
www.browningdaymullinsdierdorf.com
Owner: David Jacobs

Architect: Browning Day Mullins Dierdorf Architects
Interior: Browning Day Mullins Dierdorf Architects
Exterior: Browning Day Mullins Dierdorf Architects
Landscape: Browning Day Mullins Dierdorf Architects
Structural: Browning Day Mullins Dierdorf Architects
Mechanical: Browning Day Mullins Dierdorf Architects
Electrical: Browning Day Mullins Dierdorf Architects
Civil: Browning Day Mullins Dierdorf Architects
Survey: Browning Day Mullins Dierdorf Architects
Photography: Browning Day Mullins Dierdorf Architects
Graphic Design: Browning Day Mullins Dierdorf Architects
Printing: Browning Day Mullins Dierdorf Architects
Model Making: Browning Day Mullins Dierdorf Architects
Construction Management: Browning Day Mullins Dierdorf Architects
General Contractor: Browning Day Mullins Dierdorf Architects
Subcontractors: Browning Day Mullins Dierdorf Architects
Materials Supplier: Browning Day Mullins Dierdorf Architects
Fabricator: Browning Day Mullins Dierdorf Architects
Installer: Browning Day Mullins Dierdorf Architects
Maintenance: Browning Day Mullins Dierdorf Architects
Security: Browning Day Mullins Dierdorf Architects
Cleaning: Browning Day Mullins Dierdorf Architects
Landscaping: Browning Day Mullins Dierdorf Architects
Paving: Browning Day Mullins Dierdorf Architects
Painting: Browning Day Mullins Dierdorf Architects
Scaffolding: Browning Day Mullins Dierdorf Architects
Hoisting: Browning Day Mullins Dierdorf Architects
Formwork: Browning Day Mullins Dierdorf Architects
Shoring: Browning Day Mullins Dierdorf Architects
Bracing: Browning Day Mullins Dierdorf Architects
Tiebacks: Browning Day Mullins Dierdorf Architects
Anchors: Browning Day Mullins Dierdorf Architects
Piles: Browning Day Mullins Dierdorf Architects
Sheet Piles: Browning Day Mullins Dierdorf Architects
Caissons: Browning Day Mullins Dierdorf Architects
Bored Piles: Browning Day Mullins Dierdorf Architects
Micropiles: Browning Day Mullins Dierdorf Architects
Ground Anchors: Browning Day Mullins Dierdorf Architects
Ground Screws: Browning Day Mullins Dierdorf Architects
Ground Nails: Browning Day Mullins Dierdorf Architects
Ground Beams: Browning Day Mullins Dierdorf Architects
Ground Rods: Browning Day Mullins Dierdorf Architects
Ground Screws: Browning Day Mullins Dierdorf Architects
Ground Nails: Browning Day Mullins Dierdorf Architects
Ground Beams: Browning Day Mullins Dierdorf Architects
Ground Rods: Browning Day Mullins Dierdorf Architects

FLAGLOT
DAVID JACOBS

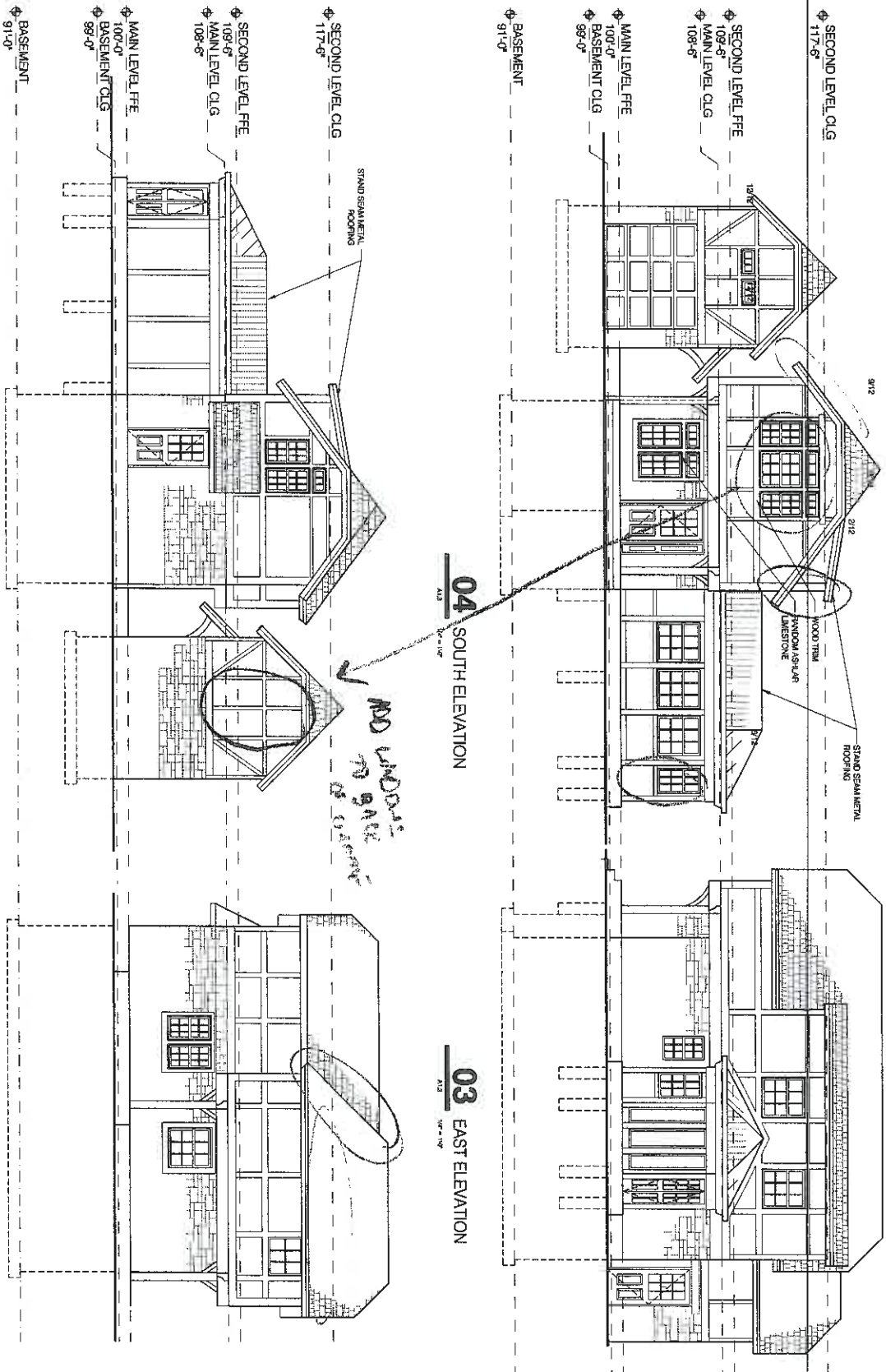
E 2ND ST.
BLOOMINGTON, IN 47401

CERTIFICATE
DESIGN
DOCUMENTS
BUILDER SET - DRAFT
NOT FOR CONSTRUCTION

Project No. 10000
Owner: David Jacobs
Architect: Browning Day Mullins Dierdorf Architects
Date: 10/1/2009
Revision: 1 - Design of Structure

EXTERIOR ELEVATIONS

A1.3



02
NORTH ELEVATION

01
WEST ELEVATION

04
SOUTH ELEVATION

03
EAST ELEVATION

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
APR 06 2016

BY: VH

Case Number: CGA-16-21

Date Filed: 4/6/16

Scheduled for Hearing: 4/14/16

Address of Historic Property: Immediately East of 1203 East 2nd Street, Bloomington, Indiana 47401

Petitioner's Name: David H. Jacobs, Jr., by Mark C. Webb, Attorney at Law

Petitioner's Address: c/o 141 East Washington Street, Suite 300, Indianapolis, Indiana 46204

Phone Number/e-mail: (317) 632-4463 (Office); (317) 439-9132 (Cell); mwebb@vzplaw.com

Owner's Name: David H. Jacobs, Jr.

Owner's Address: 201 Entrada Drive, Santa Monica, California 90402

Phone Number/e-mail: c/o (317) 439-9132

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

666

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. *A legal description of the lot:* 015-09660-00 Whitaker Lot 20

2. *A description of the nature of the proposed modifications or new construction:*

Petitioner wishes to construct a 1½ storey English cottage-style home with 2 bedrooms and 1½ bathrooms on the lot located immediately east of 1203 East 2nd Street, Bloomington. The house will be constructed of limestone and stucco with a metal shingle or asphalt roof. The orientation (main front door) of the house faces south. The driveway for the structure is located on the west end. There is a detached 1-car garage immediately west of the structure. An architectural rendering of the structure from each side is attached to this petition as Exhibit A and incorporated by reference.

3. *A description of the materials used.*

Petitioner intends to utilize a limestone and stucco exterior with hardy plank trim with metal or asphalt roofing shingles for the structure. A rendering of the siding and trim is attached as Exhibit B and incorporated by reference. Samples of proposed Andersen Architectural Series windows are attached as Exhibit C (in 2 parts) and incorporated by reference. Samples of proposed Andersen Architectural Doors are attached as Exhibit D (in 3 parts) and incorporated by reference. A rendering of the proposed Terrabella metal roofing shingles is attached as Exhibit E (in 2 parts) and incorporated by reference.

4. *Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.*

See attached Exhibit F (in 4 parts) and incorporated by reference.

5. *Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested.* See attached Exhibit G (in 2 parts) showing a GIS aerial view of the subject lot.

Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

Petitioner has also attached as Exhibit H and incorporated by reference detailed floor plans of each floor of the structure. Petitioner has also attached as Exhibit I and incorporated by reference a site plan showing the footprint of the proposed structure.

6. *Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.*

See attached Exhibit J (in 2 parts), incorporated by reference.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

Rear setback is normally 25 feet from the property line. Petitioner requests a variance to lessen the setback to 12 feet, which was discussed with Planning Dept as the same dimension as the side yard of the house immediately to the east.

Petitioner is also asking for reduction of the Side yard setback for an accessory structure from 5 feet to 3 feet. This is to allow for a standard width single car garage. Since proposed lot is a standard lot of a non-conforming size, and the petitioner also owns the lot next door, the previous administration agreed that a reduced side yard setback would be an acceptable change.

SUBMITTED BY:

Mark C. Webb, Attorney at Law
VOYLES ZAHN & PAUL
141 East Washington Street, Suite 300
Indianapolis, Indiana 46204
Telephone: (317) 632-4463
Telefax: (317) 631-1199
Email: mwebb@vzplaw.com

**BROWNING
DAY MULLINS
DIERDORF
LEADERSHIP + DESIGN™**

Executive City Architects Inc.
Architects
100 West 4th Street
P.O. Box 1000
Bloomington, IN 47401
Tel: 317.329.1000
Fax: 317.329.1001
www.browndaymullins.com

Architect
A, C, E

Engineer
A, C, E

Structural Engineer
A, C, E

MEP Engineer
A, C, E

Interior Designer
A, C, E

Exterior Designer
A, C, E

Landscaper
A, C, E

Other
A, C, E

FLAG LOT
DAVID JACOBS

E 2ND ST.
BLOOMINGTON, IN 47401

0.000'

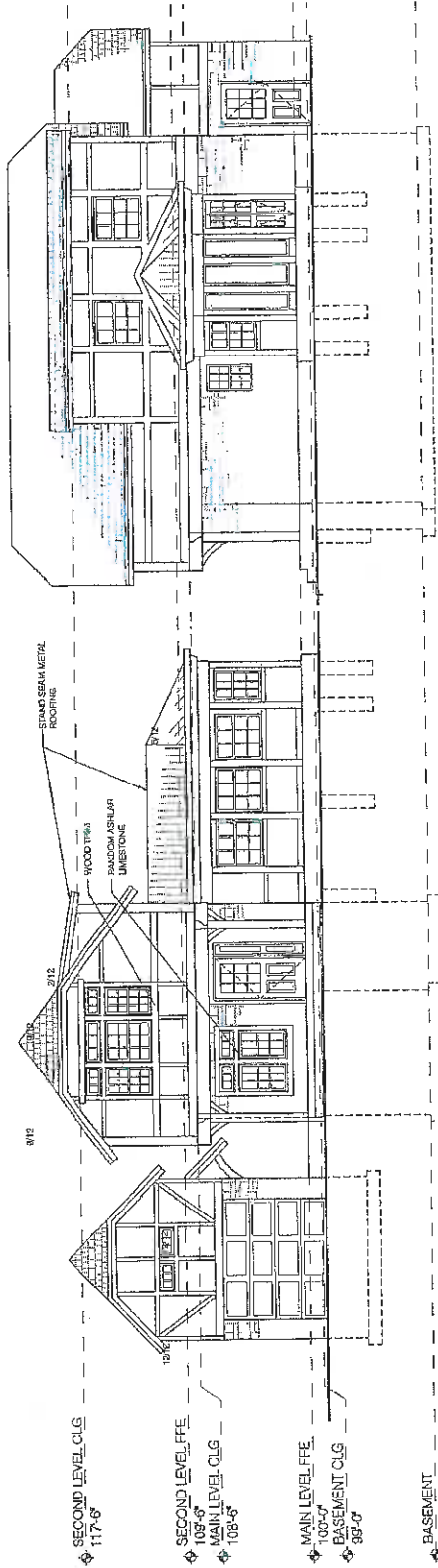
GENERAL
DESIGN
DOCUMENTS

BUILDER SET - DRAFT
NOT FOR CONSTRUCTION

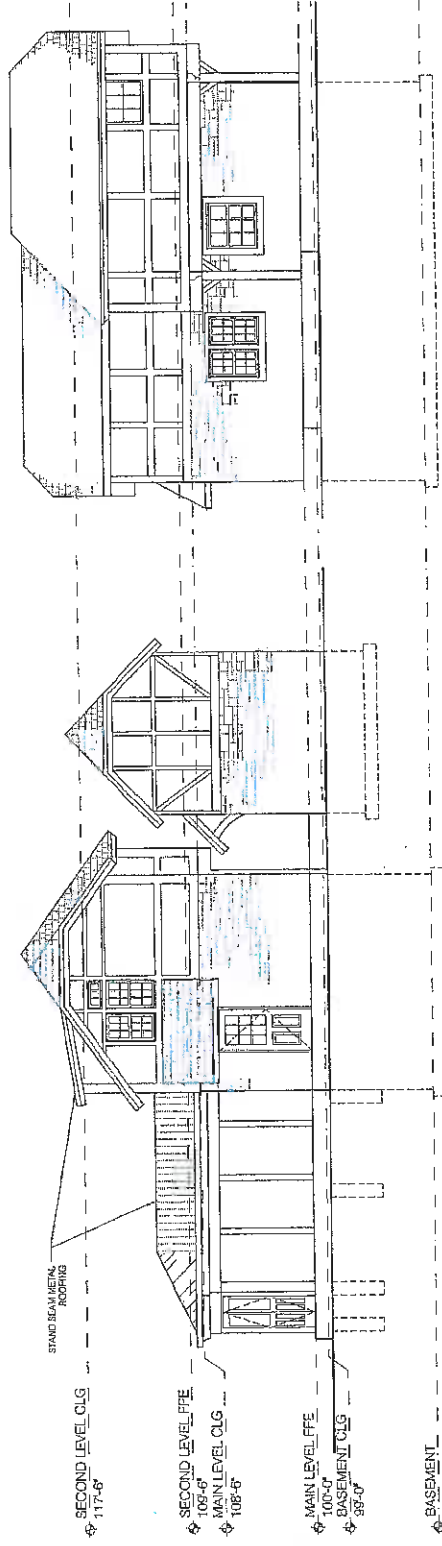
PROJECT NO.
1000000000
DATE
08/11/2011
DRAWN BY
JACOB JACOBS
CHECKED BY
JACOB JACOBS
APPROVED BY
JACOB JACOBS

EXTERIOR ELEVATIONS

A1.3



03 SOUTH ELEVATION
1/8" = 1'-0"



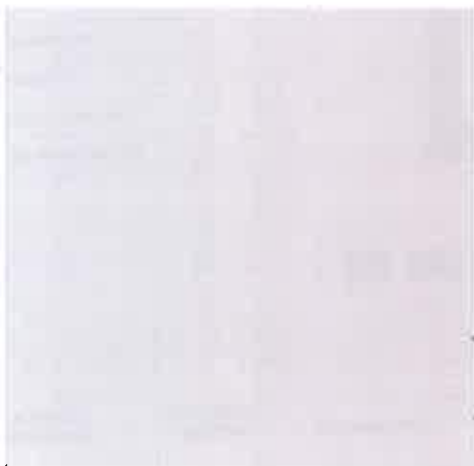
02 NORTH ELEVATION
1/8" = 1'-0"

EXHIBIT A



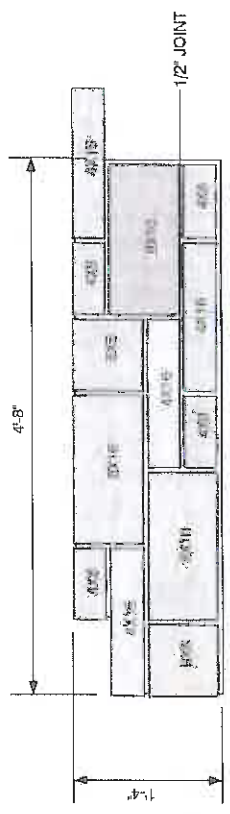
EIFS/STUCCO COLOR

BASIS OF DESIGN : DRYWIT 443A CANVAS



DOORS & WINDOWS COLOR

ANDERSEN A-SERIES SANDTONE EXTERIOR FINISH



LIMESTONE ASHLAR PATTERN

NOMINAL BLOCK SIZES, SAWN FINISH, ALL BLOCKS 3-5/8" THICK



HARDIE TRIM

6" HARDIETRIM 4/4 RUSTIC, COLOR TO MATCH DOORS & WINDOWS

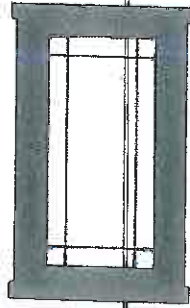


EXHIBIT B

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS + DESIGN

HOME \ PRODUCTS \ WINDOWS \ CASEMENT \ A-SERIES CASEMENT WINDOW

A-SERIES CASEMENT WINDOW



- INTERIOR WOOD (6)
- INTERIOR FINISH (10)
- HARDWARE FINISH (10)
- EXTERIOR COLOR (11)
- EXTERIOR TRIM COLOR (11)
- EXTERIOR TRIM PROFILES (6)

REQUEST A BROCHURE



SHARE +

OVERVIEW

SIZES & SHAPES

GLASS

GRILLES

HARDWARE & ACCESSORIES

PERFORMANCE

INSTALLATION & WARRANTY

TECHNICAL DOCUMENTS

OVERVIEW

Casement windows are hinged on the side and open outward to the left or right, allowing you to catch breezes and direct the flow of fresh air into your home. Usually taller than they are wide, their entire sash opens to provide top-to-bottom ventilation. This also makes them a frequent choice for use as egress windows—ones that can be used as an emergency exit.

Andersen® A-Series casement windows are a good choice for placement above sinks or countertops because they open by cranking a handle, which is easier than leaning forward while lifting the sash of a double-hung window. For the authentic appearance of traditional architecture, A-Series casement windows feature a tall bottom rail and the look of mortise-and-tenon joints.

- Architecturally inspired
- Achieve hundreds of design combinations by choosing separate colors for sash frame and trim
- Eleven exterior colors
- Natural oak, maple, or pine interiors which are available with any of ten finish options
- Energy efficient
- Dual-layer, compressible bulb weatherstripping seals out dust, wind and water
- Product alignment makes it easy to match profile details on any window combination
- Extensive hardware selection
- Maximizes unobstructed view
- Coastal performance
- Single-actuation handle releases or secures all locking points with one easy motion

✓ Custom Sizing

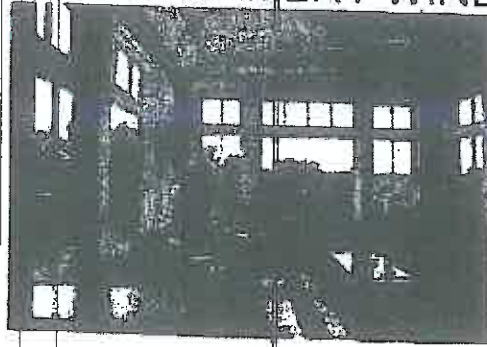
✓ Superior PG Performance

✓ Coastal Stormwatch®

EXHIBIT C (4 parts)
2

HOME \ PRODUCTS \ WINDOWS \ CASEMENT \ A-SERIES CASEMENT WINDOW

A-SERIES CASEMENT WINDOW



REQUEST A BROCHURE



SHARE +

OVERVIEW

SIZES & SHAPES

GLASS

GRILLES

HARDWARE & ACCESSORIES

PERFORMANCE

INSTALLATION & WARRANTY

TECHNICAL DOCUMENTS

GRILLE PATTERNS

GRILLE CONFIGURATIONS

GRILLE WIDTHS

GRILLE PATTERNS

Window grilles offer an extra design touch to enhance any architectural style or express the taste of any homeowner. Andersen® A-Series windows and patio doors offer a variety of grille types and grille patterns, making it easy to fit both your style and your home's. For a signature look, we'll work with you to create custom grille designs.

A sample of our patterns for casement windows is shown below. Many more are available. Patterns for other windows or patio doors may differ, depending on product type and size. For details, see your Andersen dealer.



COLONIAL



MODIFIED COLONIAL



MODIFIED COLONIAL WITH 2-1/4" RAIL



PRAIRIE



QUEEN ANNE



SPECIFIED EQUAL LIGHT



SPECIFIED EQUAL LIGHT FRACTIONAL



SIMULATED DOUBLE HUNG



SHORT FRACTIONAL



SHORT FRACTIONAL WITH 2-1/4" RAIL



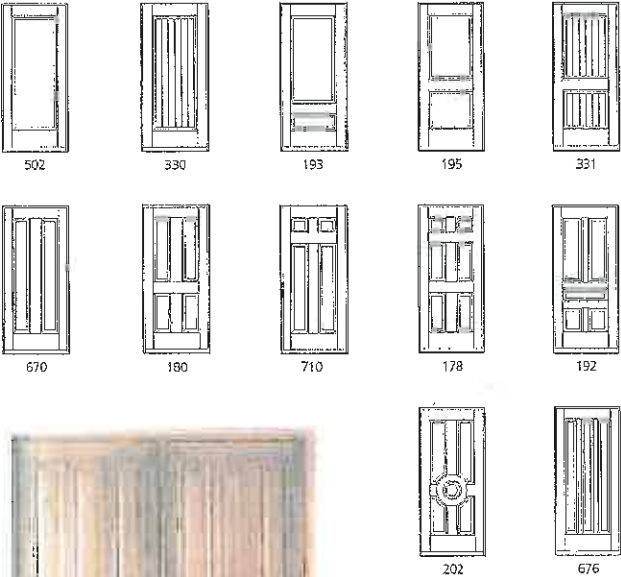
TALL FRACTIONAL



TALL FRACTIONAL WITH 2 1/4" RAIL

Rectangular

Straightline - Full Panel



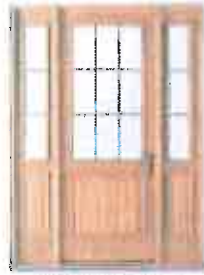
Shown as a double door in mahogany* with Capri hardware (sold separately).

*Actual wood is sapelo, a non-endangered species of mahogany, grown in Africa, with color and characteristics similar to American mahogany.

EXHIBIT D
(3 parts)



Stagline (240)



Stagline (334) with skilights (341)

Stagline (334) with skilights (341) and sash-glazed transom windows



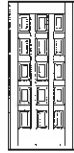
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275



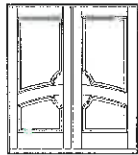
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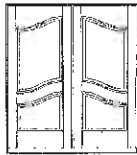
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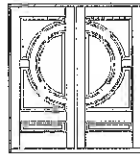
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247

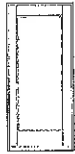


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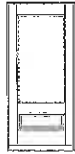


199

Straightline - Rectangular Glass Panel



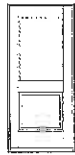
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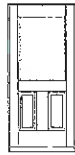
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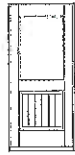
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194



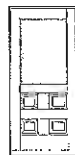
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334



272



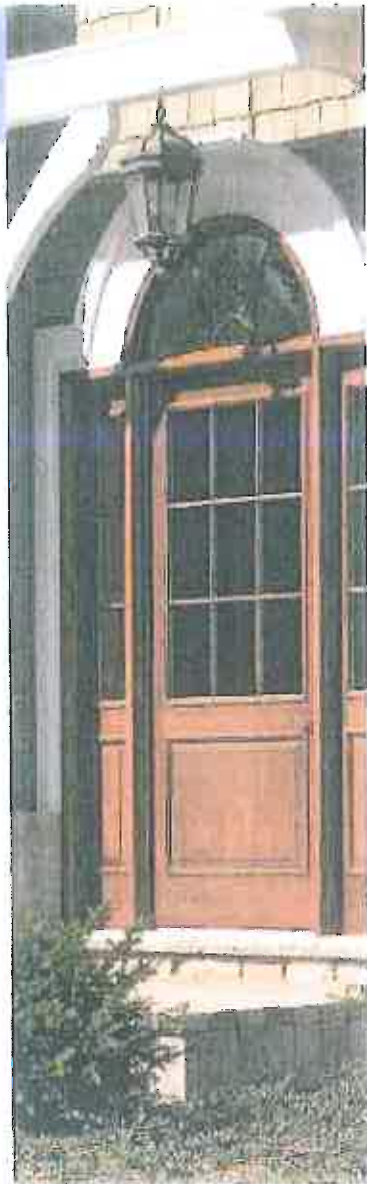
704



705

Shown in mahogany* with sidelights (182),
direct-glazed half circle transoms, Capri hardware
(sold separately) and Colonial gilles.

*Actual wood is sapwood, a mix of intergrated species of mahogany, grown
in Africa, with color and characteristics similar to African mahoganies.





TERRABELLA CLASSIC®

Provides the durability and longevity of volcanic stone coated steel.

Specifications



Terracotta



Rosso



Walnut



Terrabella Classic®	
Panel Size	420 mm (16.53") x 1,350 mm (51.3")
Installed Exposure	370 mm (14.60") x 1,300 mm (51.2")
Panel Per Square	20
Installed Weight	111.12 lbs/sq (50.40 kg/sq)
Minimum Pitch	3:12

EXHIBIT E
(2 parts)



[Home](#)

[Products](#)

[Where to Buy](#)

[Resource](#)

[Contact Us](#)

[RN](#) [SP](#)

Chestnut



Charcoal



Brown



Birch

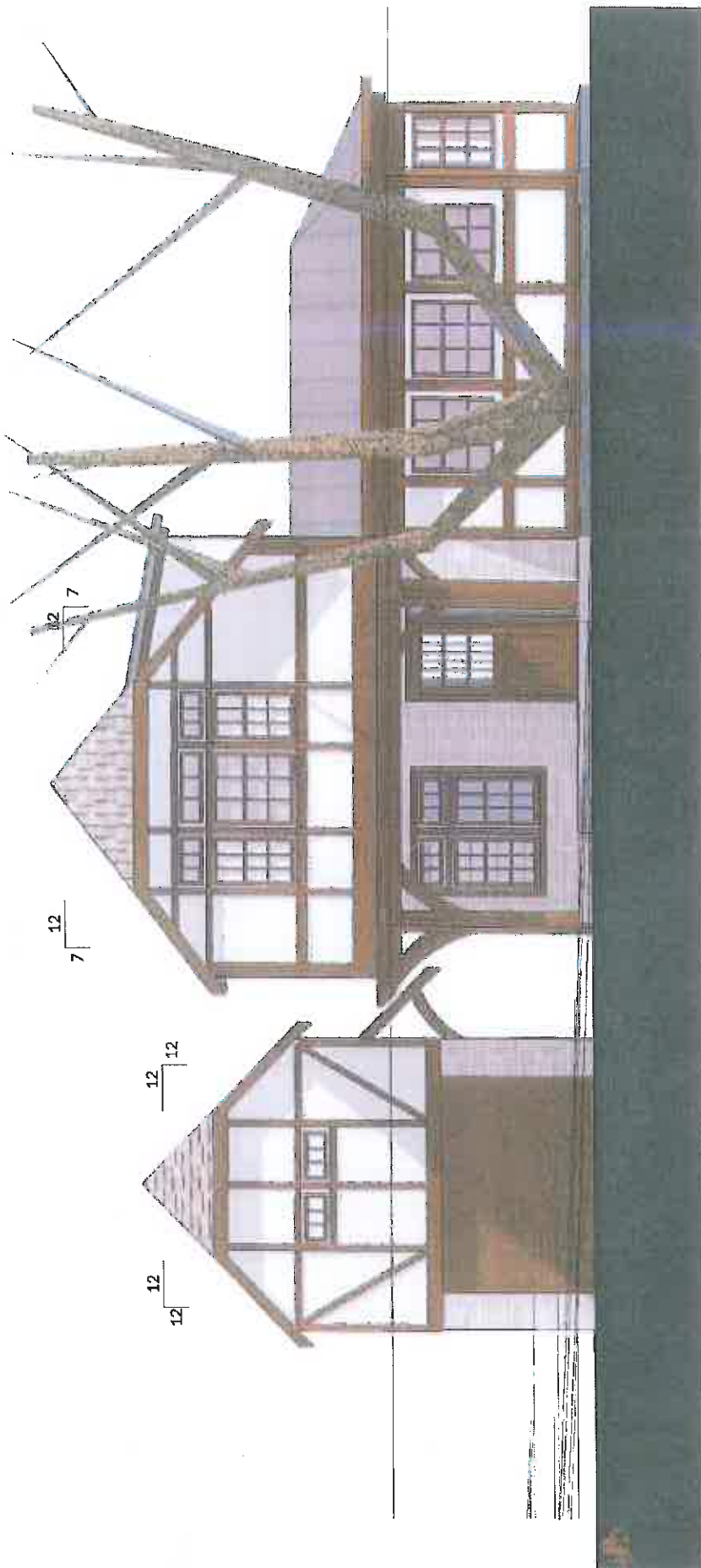


Weathered Timber

Disclaimer.

We have made every effort to accurately reproduce our color range on screen, however according to the configuration of each computer color quality and clarity differ between screens, Please refer to actual color samples before purchasing your roof.

[Download Installation Manual](#)

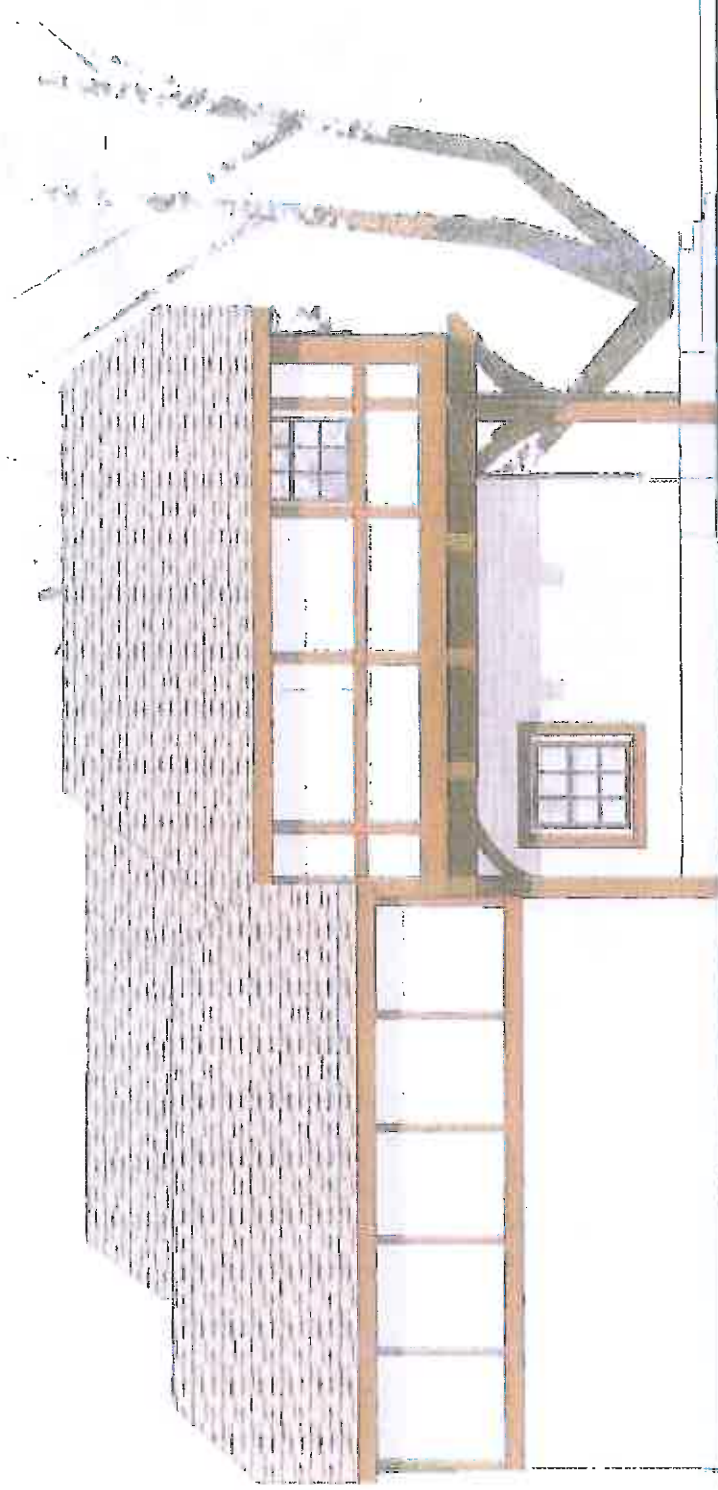


GROWNING
DAY MULLINS
DIERDORF

SOUTH ELEVATION

1/11/2020 10:00 AM 10:00 AM 10:00 AM

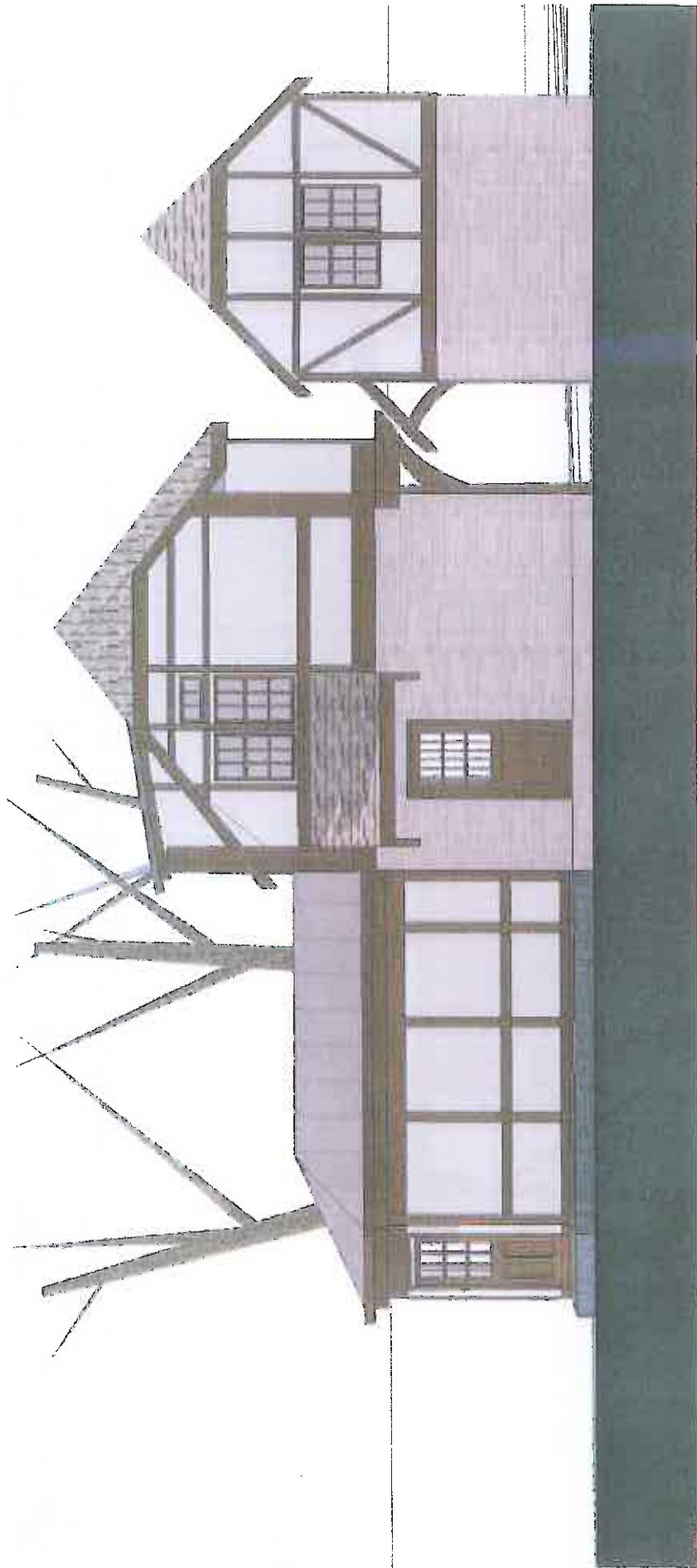
EXHIBIT F
(4 Parts)



BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS

WEST ELEVATION

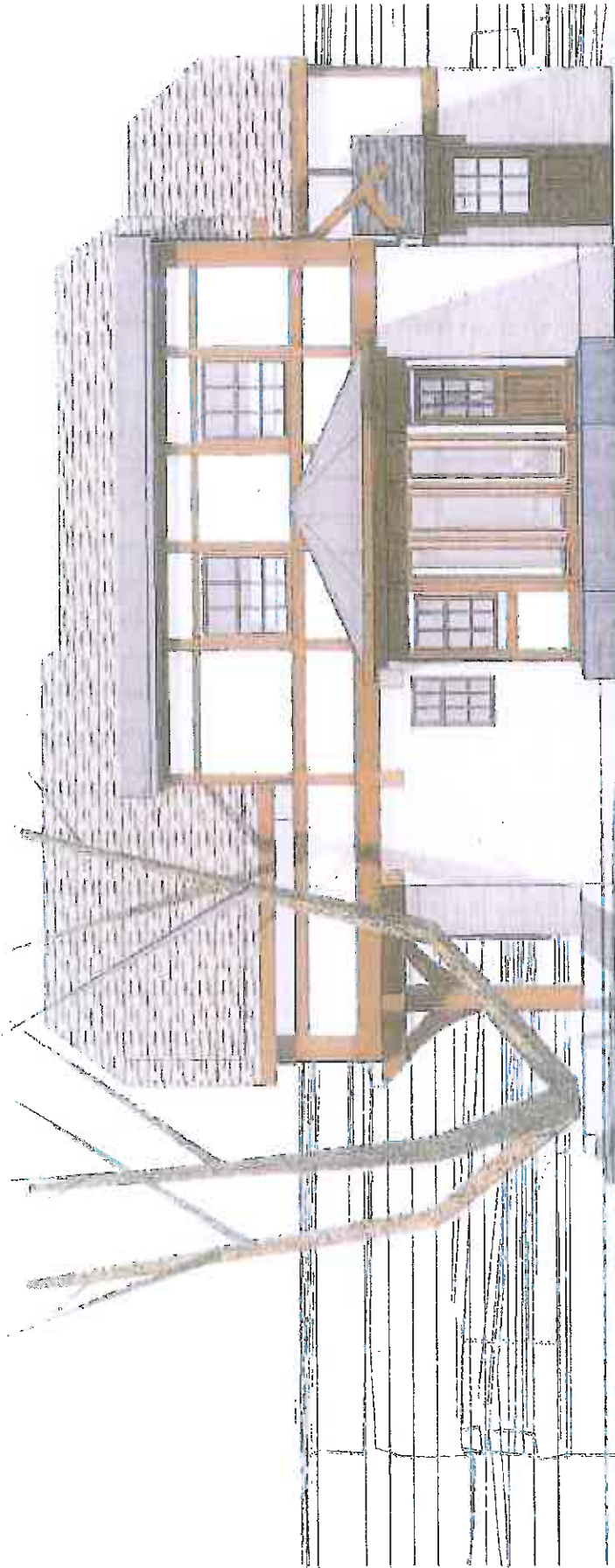
Scale: 1/4" = 1'-0"



BROWNING
DAY MULLINS
DIERDORF

NORTH ELEVATION

Architectural rendering of the North Elevation of the house. The house features a light purple exterior, dark brown trim, and a dark grey roof. It has a large multi-paned window on the left, a smaller window with a decorative arch above it, and a small square window on the right. A dark grey horizontal band runs across the bottom of the elevation. Stylized trees are visible on the left side.



BROWNING
DAY MULLINS
DIERDORF

EAST ELEVATION

1/2" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0"

Monroe County, IN



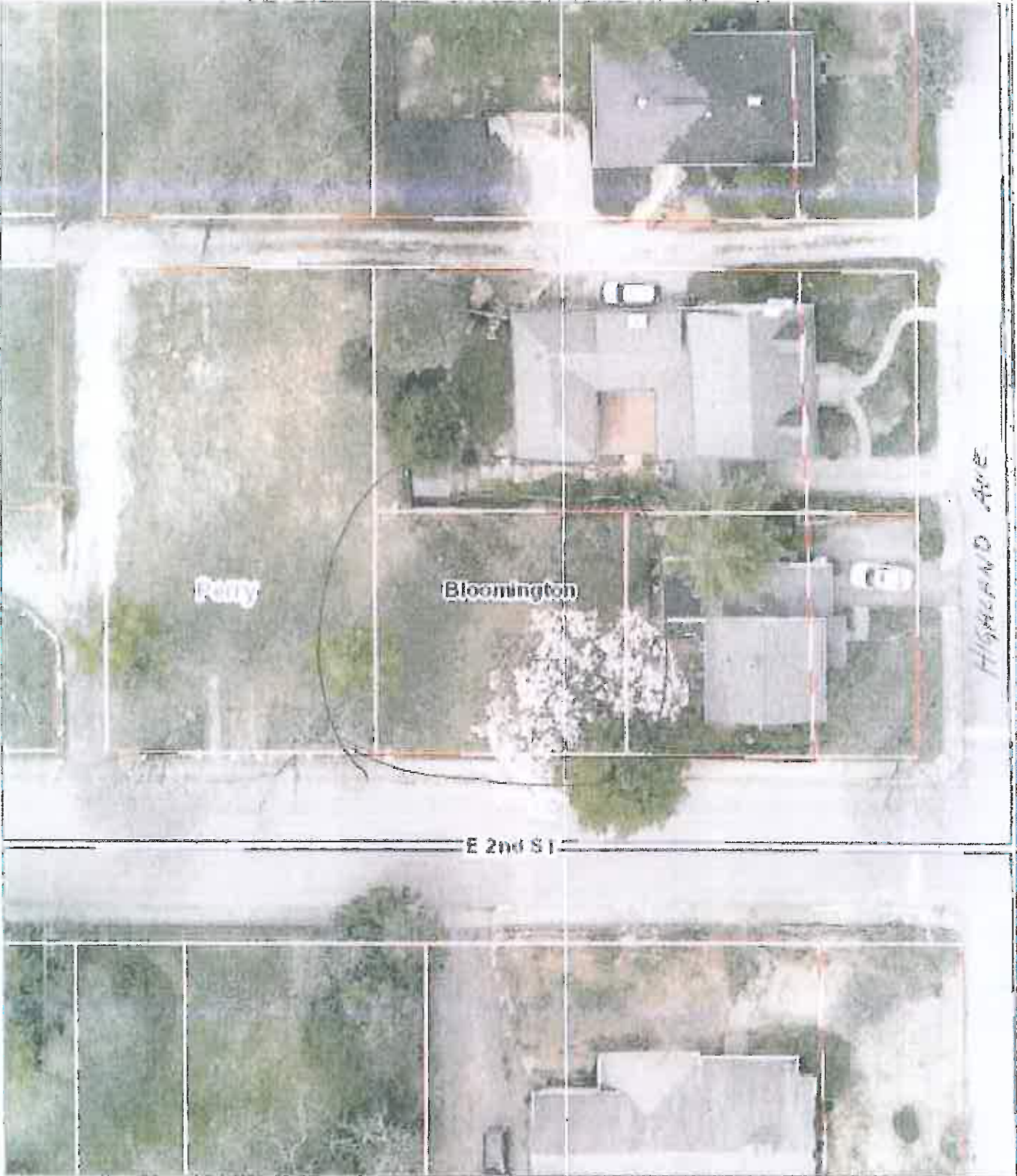
Printed: 04/06/16

EXHIBIT G
(2 Parts)

Monroe County, IN

↑ BACCHETT RD.

HIGHLAND AVE



**BROWNING
DAY MULLINS
DIERDORF
LEADERSHIP + DESIGN**

Browning Day Mullins Architects
Architects
10000 N. 10th Street
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Bloomington, IN 47401
Phone: 317.340.1000
Fax: 317.340.1001
www.browndaymullins.com

David Jacobs
Owner

Flag Lot
10000 N. 10th Street
Suite 100
Bloomington, IN 47401
Phone: 317.340.1000
Fax: 317.340.1001
www.browndaymullins.com

Wells Properties Development
Contractor

Berg Landscape Architecture
Landscape Architect

Flag Lot
10000 N. 10th Street
Suite 100
Bloomington, IN 47401
Phone: 317.340.1000
Fax: 317.340.1001
www.browndaymullins.com

FLAG LOT
DAVID JACOBS

E 2ND ST.
BLOOMINGTON, IN 47401

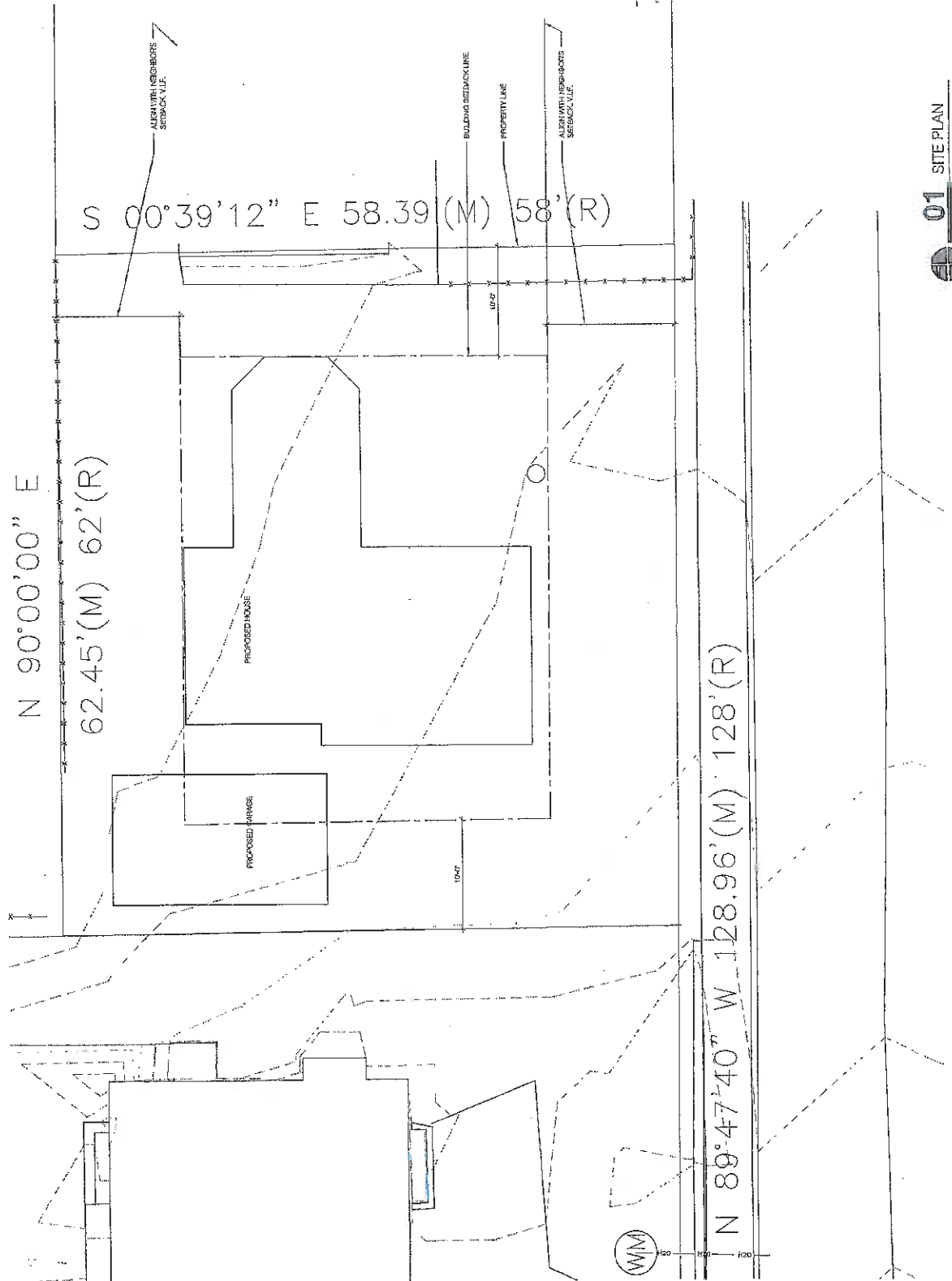
DESIGN
DOCUMENTS

BUILDER SET - DRAFT
NOT FOR CONSTRUCTION

DESIGN
DOCUMENTS

OWNER: DAVID JACOBS
PROJECT: 10000 N. 10th Street
Suite 100
Bloomington, IN 47401
Phone: 317.340.1000
Fax: 317.340.1001
www.browndaymullins.com

SITE PLAN
A1.1



01 SITE PLAN
1/11 0" = 1'-0"

EXHIBIT I



EXHIBIT J
(2 Parts)